



## Unit B Park 5, Clarence Street, Yeovil BA20 1AP

### TO LET

Area: 315.00 sq ft (29.26 sq m) | Rent: £7,200 PA |

#### LOCATION:

Yeovil is located on the south eastern boundary of Somerset, adjacent to the Dorset border, allowing for good transport links with the A303 as well as the A30 and A37 that run through the town. There are two mainline railway stations with direct routes to London. The principal town centre consists of retailers ranging from department stores such as M&S to high street retailers Argos, Primark and Dunelm, with a market taking place twice a week. Yeovil is a major regional centre with a resident population of approx. 41,000 serving a further catchment population of around 120,000 within a 20 mile radius.

The property is located in a prime central location in Yeovil, benefiting from a prominent roadside position. Nearby occupiers include Yeolets, Porter Dodson and Stags Estate Agents. There are numerous car parks within close walking distance to the property.

#### KEY FEATURES:

- Modern office/shop premise
- Prominent Central Location
- Prominent roadside location
- Within mixed-use building
- Benefits from double-glazed fenestration
- New lease available

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### DESCRIPTION:

The property comprises a single modern retail/office suite situated within a modern purpose built mixed-use building. The suite is located on the ground floor and benefits from modern double-glazed fenestration. Access to the property is through a communal entrance situated to the left-hand side. The office includes a small kitchenette.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Office incl Kitchenette	315.00	29.26
<b>TOTAL</b>	<b>315.00 sq ft</b>	<b>29.26 sq m</b>

### TENURE:

A new lease on terms to be agreed.

### SERVICE CHARGE:

A service charge is applicable

**EPC:** E 122

**VAT:** Applicable

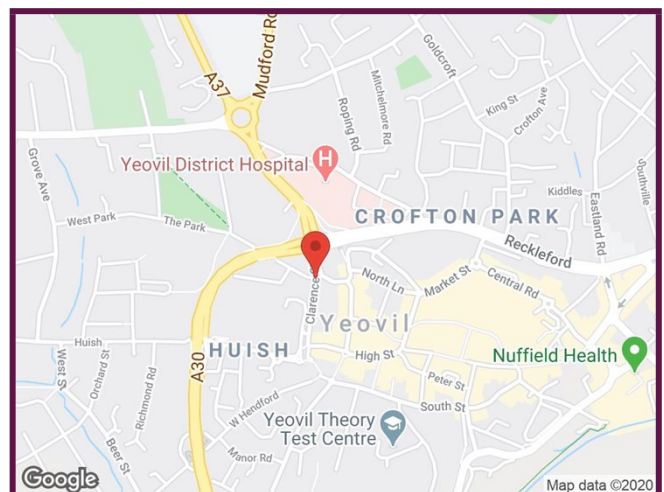
**LEGAL COSTS:** Each party to be responsible for their own legal costs. The ingoing tenant will be expected to provide references and/or a deposit.

**RATES:** 2017 VOA Assessment - Office and Premises £5,100  
If you qualify for small business rates relief, there will be no rates payable

### CONTACT:



**Chesters Harcourt**  
01935 415454  
info@chestersharcourt.com



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