



**60 Middle Street, Yeovil BA20 1LX**

**FOR SALE / TO LET**

**Area: 1,651.77 sq ft (153.45 sq m) | Rent: £17,500 PA | Price: £225,000 |**

**LOCATION:**

The property is located in a pedestrian area of Yeovil. Other occupiers in close proximity are Specsavers, Vision Express, Robert Dyas and Boots.

**KEY FEATURES:**

- Prime retail shop
- First floor office
- Rear upper floor access
- Rear store
- Ancillary space on 2nd & 3rd floors
- Residential development potential

## 60 Middle Street, Yeovil BA20 1LX

### DESCRIPTION:

The property comprises a retail shop with a rear store. At first floor level is an office and kitchen with ancillary space on the 2nd and 3rd floors.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Shop	712.42	66.19
Rear store	78.37	7.28
1st floor office and kitchen	253.95	23.59
2nd floor	380.21	35.32
3rd floor	226.82	21.07
<b>TOTAL</b>	<b>1,651.77 sq ft</b>	<b>153.45 sq m</b>

**TENURE:** Freehold or Leasehold on terms to be agreed

**EPC:** Under Review

**VAT:** VAT is not chargeable

**LEGAL COSTS:** Each party to be responsible for their own costs.

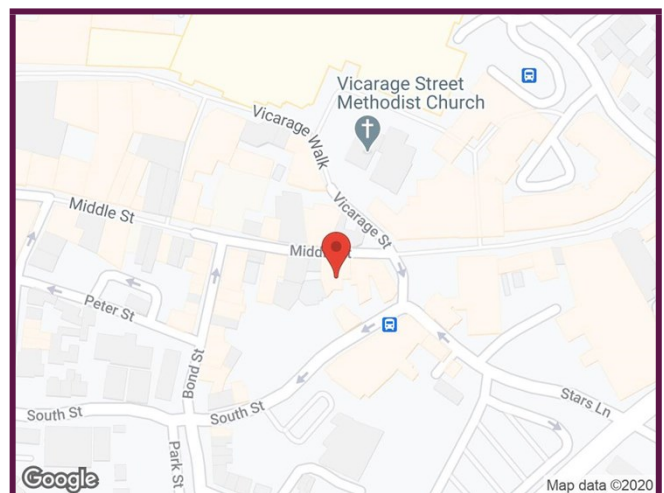
**RATES:** Description - Shop & Premises Rateable Value £14,000. This is not the amount you will pay.

### SERVICE CHARGE:

### CONTACT:



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



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