



5 St Johns House, Church Street, Yeovil BA20 1HE

TO LET

Area: 895.85 sq ft (83.23 sq m) | Rent: £11,000 PA |

LOCATION:

The property is situated in a prominent location on the corner of Church Street and Church Path in the heart of Yeovil town centre, opposite St John's Church.

The town benefits from a good supply of car parking close to the property with the nearest car parks located on North Lane, Court Ash and West Hendford.

KEY FEATURES:

- First floor office suite available
- Opposite St John's Church
- Mainly cellular accommodation
- Town centre location
- Shared main entrance

5 St Johns House, Church Street, Yeovil BA20 1HE

DESCRIPTION:

The property is a Grade II listed 2 storey building believed to date from the early 19th Century built of local ham stone under a welsh slate roof with mullioned and transomed windows.

The property comprises the first floor of the building. The office suite is arranged into a series of individual rooms located off a reception area with main general office.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Main Office	514.24	47.77
Office 2	98.71	9.17
Office 3	65.34	6.07
Kitchen	43.49	4.04
Reception	174.07	16.17
TOTAL	895.85 sq ft	83.23 sq m

TENURE:

Leasehold. A new lease on terms to be agreed. The ingoing tenant will be expected to provide references and/or a deposit.

EPC: Listed Building

VAT: VAT is chargeable

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

RATES: Description - Offices and premises. Rateable Value £7,800
This is not the amount you will pay. If you qualify for small business rate relief there will be no rates payable under current legislation.

CONTACT:



Chesters Harcourt
01935 415454
info@chestersharcourt.com

Chesters Harcourt Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:

- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
- ii) Chesters Harcourt Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.
- iii) Neither Chesters Harcourt Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.
- iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
- v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.