



## Units 4 & 5 Seaton Mews West Hendford, Yeovil BA20 2AG

### TO LET

Area: 4,258.00 sq ft (395.58 sq m) | Rent: £32,000 PA |

#### LOCATION:

The property is well located in West Hendford just off Lysander Road, one of the main thoroughfares in Yeovil. 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 serving the London Waterloo/Exeter and Bristol/Weymouth lines. The town is home to international aerospace leaders, Leonardo Helicopters and Yeovil District Hospital. The town also provides a wide range of entertainment and leisure activities for its 46,000 residents with a cinema, theatre, bowling alley and the largest country park in south Somerset, Ninesprings.

Nearby occupiers to the property include Lidl, McDonald's, Nissan and Kia Yeovil and Total Auto Services.

#### KEY FEATURES:

- Trade counter/light industrial units
- New lease available
- 4,258 sqft
- Good location off Lysander Road
- Allocated car parking
- 18'3" eaves height

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### DESCRIPTION:

The unit forms part of the former Douglas Seaton vehicle repair workshop and is currently partitioned into a showroom, office and main warehouse.

The unit benefits from allocated parking spaces, 5.6m (18'3") eaves height and a mezzanine which is available on terms to be negotiated

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
	4,258.00	395.58
<b>TOTAL</b>	<b>4,258.00 sq ft</b>	<b>395.58 sq m</b>

### TENURE:

A new full repairing and insuring lease is available on terms to be negotiated

**EPC:** C 54

**VAT:** VAT is not chargeable

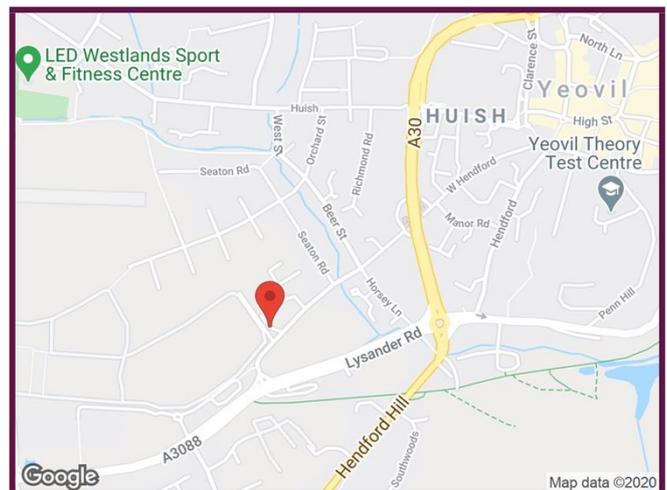
**LEGAL COSTS:** Ingoing tenant to be responsible for the landlord's legal costs incurred in transactions.

**RATES:** 1 April 2017 - present  
Rateable value is £38,750.00

### CONTACT:



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