



## 10 High Street, Yeovil BA20 1RG

### TO LET

Area: 1,770.00 sq ft (164.44 sq m) | Rent: £27,500 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. In addition, 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.

The property is situated in the square on the High Street adjacent to Lloyds TSB bank and opposite Finca café and close to St Johns Church and gardens. Other retailers in close proximity are Argos, Marks & Spencer, Superdrug and Burger King.

#### KEY FEATURES:

- Lock up shop in prime trading location
- Opposite The Borough bus stop
- Approximately 1,770 sq ft
- Nearby to the Quedam Shopping Centre
- Extensive storage at the rear
- New lease offered

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### DESCRIPTION:

The property comprises a lock up shop in a prime trading location. The property consists of a 1,000 sqft retail area with double doors from the street with shop depth of 17 x 5m widening towards the rear. There is also a substantial storage area to the rear of the property as well as male/female WC's and an enclosed kitchen area. The store area is on various levels with steps and a ramp.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	1,770.00	164.44
<b>TOTAL</b>	<b>1,770.00 sq ft</b>	<b>164.44 sq m</b>

### TENURE:

A new lease is offered on terms to be agreed

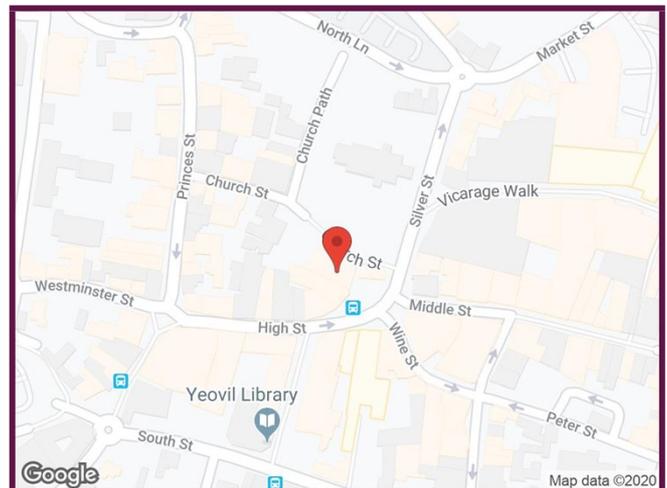
**EPC:** C 70      **VAT:** VAT is not chargeable on the rent

**LEGAL COSTS:** Each party will be responsible for their own costs      **RATES:** Description - Shop & premises  
Rateable value - £28,500

### CONTACT:



**Chesters Harcourt**  
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