



15 Middle Street, Yeovil, Somerset, BA20 1LF

## UNIT TO LET

Prime unit in pedestrianized Street. Between Coffee#1 and Costa. Opposite W H Smith. Fully refurbished. Available early 2021. Approx. 132 sq m (gross internal)



## LOCATION

The property is situated in a prime location on Middle Street in Yeovil. The unit is arguably the best located shop within the town being between Coffee#1 and Costa. Both Marks & Spencer and W H Smith are nearby.

## DESCRIPTION

The property is to be redeveloped. A new upper floor access is to be constructed within the shop front and the internal staircase removed. The shop will comprise a rectangular unit. A floor plan is available for download. Staff facilities are at the rear of the property and can be configured together with storage to suit occupier requirements.

## ACCOMMODATION (Apex)

Gross Internal Area	132 sq m
Gross frontage	6 m
Net frontage	3.75 m
Depth	24 m

## TENURE

Offers are invited for a new fully repairing lease exclusive of service charge, VAT and other outgoings.

## RENT

£25,000 per annum

## VAT

VAT is chargeable

## LEGAL & OTHER INGOING COSTS

Each party to be responsible for their own legal costs incurred.

## RATEABLE VALUE (VOA Listing 2017)

To be reassessed

## ENERGY PERFORMANCE CERTIFICATE

To be reassessed

## VIEWING

For further information please contact the Sole Agents, Chesters Harcourt:

Tel: 01935 415454

E-mail: [info@chestersharcourt.com](mailto:info@chestersharcourt.com)

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