



61 Middle Street, Yeovil BA20 1LQ

TO LET

Area: 882.37 sq ft (81.97 sq m) | Rent: £15,000 PA |

LOCATION:

The property is located on the pedestrianised lower part of Middle Street close to one of the entrances to the Quedam Centre.

Other occupiers nearby include The Entertainer, Boots, Subway and a variety of local retail businesses.

KEY FEATURES:

- Ground floor lock up shop to let
- Together with single lock up garage
- Flexible lease terms
- Rear access and yard
- Good location overlooking the Bandstand

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DESCRIPTION:

The property comprises a mid terraced single fronted lock up shop. It provides mainly open plan retail space together with a small rear office.

Ancillary space includes a WC and kitchen together with a rear access.

The rear access leads to a small enclosed yard shared with other retailers and accessed via the Quedam car park. The yard is suitable for goods loading.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Shop	678.00	62.99
Office	64.37	5.98
Kitchen	30.00	2.79
Storage area	110.00	10.22
TOTAL	882.37 sq ft	81.97 sq m

TENURE:

A new lease is offered on terms to be negotiated

EPC: C 71 **VAT:** VAT is chargeable

LEGAL COSTS: Each party to be responsible for their own legal costs. **RATES:** Shop and Premises. Rateable Value £18,500

CONTACT:



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