

7a Westminster Street, Yeovil BA20 1AF

TO LET

Area: 435.00 sq ft (40.41 sq m) | Rent: £12,000 PA |

LOCATION:

The property is centrally located within Yeovil town centre. Westminster Street is a popular pedestrian link between Tesco and the other town centre shops. Other occupiers in close proximity include Nat West and Tamburino Cafe.

KEY FEATURES:

- Town centre lock up shop
- High standard internal fit out
- Due to relocation
- Busy location between Tesco and Nat West
- New lease on flexible terms

7a Westminster Street, Yeovil BA20 1AF

DESCRIPTION:

The property comprises a lock up shop of 435 sq ft located on a busy street between Tesco and Nat West.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	435.00	40.41
TOTAL	435.00 sq ft	40.41 sq m

TENURE:

A new effectively full repairing and insuring lease on terms to be agreed.

EPC: D 76

VAT: Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated.

LEGAL COSTS: The ingoing tenant will be responsible for the landlords legal costs incurred in the transaction.

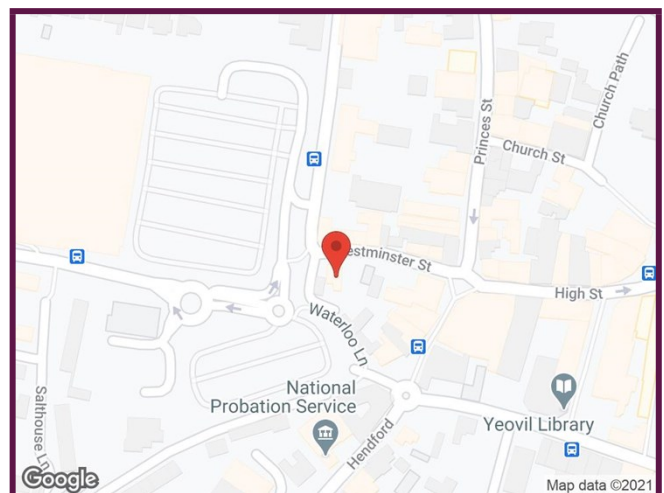
RATES: According to the Valuation office Agency website the property has a rateable value of £7,800 (2017 listing)

CONTACT:

Chesters
Harcourt

Chesters Harcourt
01935 415454
info@chestersharcourt.com

Tim Wright
GreensladeTaylor Hunt



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

- 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.
- Chesters Commercial Ltd trading as Chesters Harcourt 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.
- Neither Chesters Commercial Ltd trading as Chesters Harcourt nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.
- 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.
- 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.