



## 46 Princes Street, Yeovil BA20 1EQ

### TO LET

Area: 720.00 sq ft (66.89 sq m) | Rent: £12,000 PA |

#### LOCATION:

The property is located on Princes Street, the principal secondary trading location within Yeovil Town Centre. Adjacent occupiers include a variety of independent and multiple retailers in addition to all major estate agents being represented.

#### KEY FEATURES:

- Ground floor lock up shop
- Good secondary location
- Busy thoroughfare
- Close to Yeovil District Hospital

## 46 Princes Street, Yeovil BA20 1EQ

### DESCRIPTION:

A single fronted shop within a multilet period town centre building.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	720.00	66.89
<b>TOTAL</b>	<b>720.00 sq ft</b>	<b>66.89 sq m</b>

### TENURE:

New lease available

**EPC:** Under Review

**VAT:** VAT is payable on the rent

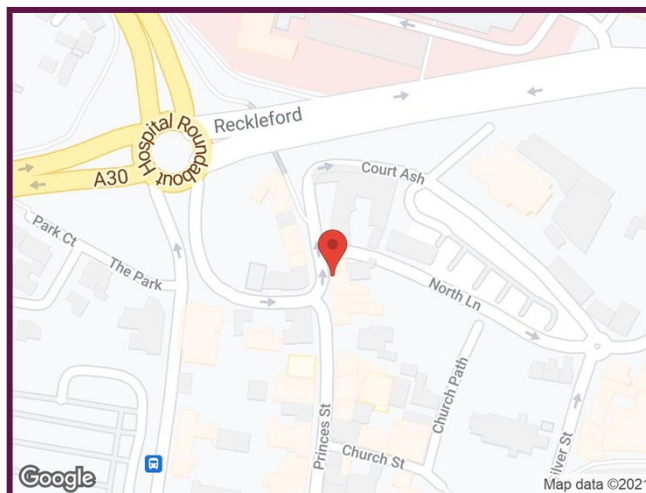
**LEGAL COSTS:** Each party to be responsible for their own costs

**RATES:** Shop and Premises. Rateable Value £9,900. This is not the amount you will pay. If you qualify for small business rate relief there will be no rates payable under current legislation.

### CONTACT:



**Chesters Harcourt**  
01935 415454  
info@chestersharcourt.com



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.