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Greenslade Taylor Hunt



**Town Centre Retail Property
For Sale**

20 Bond Street, Yeovil, Somerset, BA20 1PE

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Yeovil,
Somerset,
BA20 1PE

Sale Guide : £185,000

- **Available due to business relocation**
- **Attractive Town Centre Retail Property**
- **Suitable for investor or owner occupier**
- **Total Floor Area 138 sq m (1,480 sq ft)**
- **Freehold for sale with vacant possession**

Yeovil

- Yeovil is a major regional centre with a resident population of approximately 42,500 serving a further catchment population of around 120,000 within a 20 mile radius.
- Large local employers including Leonardo Helicopters, Aerosystems International, South Somerset District Council and Screwfix.
- Communications to the town are via the A303 trunk road providing a link to Taunton and the M5 motorway and London. The town is also served by a railway with regular services to London and other main centres.

Site Location

- Bond Street is located just off Middle Street, Yeovil's main retailing street.
- Footfall is increased by the proximity of the nearby Quedam Shopping Centre and Yeo Leisure Complex.
- Large Car Parks and the bus station are close by.

The Property

- The property is an attractive 3 storey mid terrace building.
- The ground floor provides a good sized retail sales area with rear office and WC facilities.
- The first floor provides showroom and additional retail sales area.
- The second floor provides office and store room accommodation.

Accommodation

The property has the following approximate floor areas

- Ground Floor Retail Sales 44.12 sq m (475 sq ft)
- Ground Floor Ancillary 5.57 sq m (60 sq ft)
- First Floor Retail/Showroom 45.05 sq m (485 sq ft)
- Second Floor 42.73 sq m (460 sq ft)
- **Total** **137.47 sq m (1,480 sq ft)**

Services

- Mains Water, Drainage and Electricity are available.

Business Rates

- 2017 Rateable Value £10,250
- Small Business Rates relief means no business rates will be payable by qualifying businesses

Terms

- The property is available Freehold with vacant possession
- Sale Guide £185,000
- VAT will not be charged.

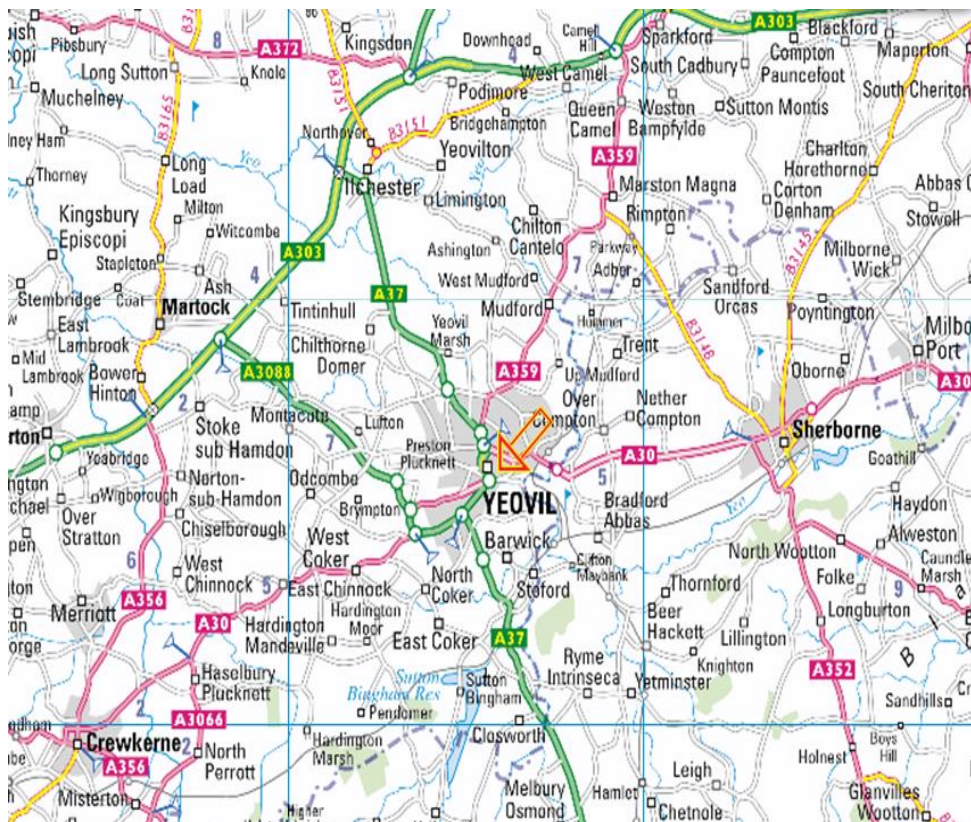
Viewing

Strictly by appointment with sole agents:-

Robert Clark, Greenslade Taylor Hunt
22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: **01935 423474**

E-mail: robert.clark@gth.net



Important Notice – Property Misdescriptions Act 1981

Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars are to be relied upon as statements or representation of fact. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase. We have not tested the appliances, central heating or services. Plans for illustration only. Not to scale.

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