



## LEASEHOLD TOWN CENTRE GIFT SHOP BUSINESS

### FOR SALE

**“ONE WORLD” 17 St James Street, South Petherton, Somerset, TA13 5BS**

- Longstanding Gift & Household Furnishings Shop and Business available as a going concern
- Located in the popular Village of South Petherton
- Excellent reputation with regular local customer base and consistently good turnover with further potential
- Retirement Sale
- Shop Rent £8,500 per annum exclusive

**Price: £10,000 for benefit of Lease and Goodwill**

## Location

One World is located on St James Street in South Petherton's village centre.

South Petherton is approximately half a mile north of the A303 between Ilchester and Ilminster with Yeovil close at hand.

South Petherton is a vibrant village with a number of retail, public house, café and other commercial uses.

## Description

One World provides an attractive shop front and display window with internally at ground floor level three interconnecting retail sales areas with ancillary kitchen and WC facility.

The first floor similarly provides three interconnecting retail showroom and display areas.

## Accommodation

The Shop has the following areas:-

Ground Floor Retail Sales	52.02 sqm	560 sqft
First Floor Showrooms	50.63 sqm	545 sqft
<b>Total Area</b>	<b>102.65 sq m</b>	<b>1,105 sq ft</b>

## Business Rates

Rateable Value : £6,100

Rates Payable 2016 – 2017 : Approximately £3,000

Some Small Business Rates Relief may be available.

## Lease

The property is held under a lease expiring June 2020 at a passing rent of £8,500 per annum exclusive. VAT is not charged on the rent

The landlord has indicated his agreement to a grant of a new longer lease upon similar terms if required.

## Price

Current Turnover is understood to be in excess of £70,000. The Business is to be sold due to retirement.

£10,000 is sought for the benefit of the leasehold interest and

goodwill.

Stock, fixtures and fittings and equipment are available at cost value, further details upon request.

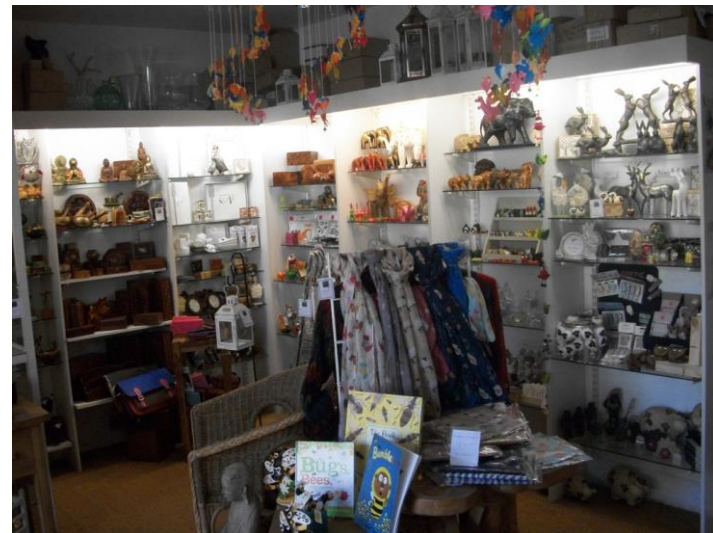
## Viewing

Strictly by appointment with agents:-

Robert Clark or Simon Welch, Greenslade Taylor Hunt.  
22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: [robert.clark@gth.net](mailto:robert.clark@gth.net) or [simon.welch@gth.net](mailto:simon.welch@gth.net)



### Important Notice –

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.