

Malcolm Martin

Chartered Valuation Surveyor

Freehold Retail Investment

3 Middle Street
Yeovil BA20 1LE

Rent £30,000 pa subject to review

Price: £385,000



Sole Agent:

Malcolm Martin

Chartered Valuation Surveyor

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Location

Yeovil is the main town and most important retail centre of South Somerset, situate about 120 miles south-west of London and about 50 miles north-west of Exeter. Yeovil's population is 127,203 (2016 Mosaic UK Profile) with South Somerset showing the largest overall increase in population across the Country since 2001. The main cause of population growth in South Somerset is internal migration from elsewhere in the UK.

Middle Street is the main shopping street of Yeovil, mostly pedestrianised, with No 3 being at the western end, close to its junction with the Borough. It is between HSBC and Marks & Spencer with Greggs, Costa, Animal, Burger King, H Samuel, Magnet, Thomas Cook, WH Smith and Primark being in very close proximity, amongst other multiples.

Description

3 Middle Street consists of a ground floor shop with first floor office and second floor staff and storage areas. To the side of the property is a yard, giving fire escape access from the second floor.

The accommodation comprises (all measurements approximate):

Ground floor shop	Metres	Feet
Gross frontage	6.17	20'3"
Window frontage	4.90	16'1"
Internal width (front)	5.26	17'3"
Internal width (rear)	5.23	17'2"
Shop depth	21.26	69'9"
Built depth	21.26	69'4"

Floor Areas (net internal)	Metres²	Feet²
Shop	110.93	1,194
Units in terms of Zone 'A'		605

First Floor - Office	3391.00	365
Second Floor – Staff/Offices	67.17	723

Tenant

Ryman Ltd (Company Number 03007166).

Turnover to March 2016 £127,661.000 with Operating Profit of £7,642,000 and Retained Profits at 31 March 2016 of £46,059 and Net Assets of £48,809.000 (Source Accounts filed with Companies House).

Ryman Ltd has been the tenant of these premises since December 1995.



Lease Terms

Ground Floor Shop with First and Second Floors and Side Yard (subject to a right of access) for a term of 9 October 2014 to 18 October 2024 at a rent of £30,000 pa on the equivalent of full repairing and insuring terms with a rent review on 9 October 2019 and tenant-only break close at six months' prior written notice at 8 October 2019.

EPC has been commissioned

Rent £30,000 pa subject to review on 9 October 2019

Tenure Freehold

VAT VAT is applicable

Price £385,000 (plus VAT)

Legal Fees Each party to pay their own legal costs

Inspection No approach is to be made to the tenants. All inspections only to be by prior arrangement through Sole Agent:

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