

RETAIL

**6 The Forum
Abbey Village Centre
Stourton Way
Yeovil
Somerset
BA21 3TL**



LEASE AVAILABLE

A1/A2 PLANNING

LOCATION

Located within Abbey Village Centre, Yeovil. The Village Centre serves the extremely popular residential area of Abbey Manor and provides a broad range of facilities including a community centre, GP Surgery, Tesco Express and various retail units.

ACCOMMODATION

The approximate net internal areas and dimensions are:

Internal Width (max):	6.74 m	(22.1 ft)
Shop Depth (max):	14.67 m	(48.12 ft)
Ground Floor Sales Area:	86.31 m ²	(929 ft ²)



WILLIAMS ■ GUNTER ■ HARDWICK

CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

Fax : 0117 922 5722 www.wghproperty.co.uk

0117 922 1222



Williams Gunter Hardwick is a member of PAI The Independent Commercial Property Consultants Network.
More information can be found at www.pai.uk.com

LEASE

The premises are available by way of an assignment or sub-lease of the existing effectively full repairing and insuring lease which expires on 1st April 2023.

RENT

£14,000 per annum exclusive.

PREMIUM

Nil.

SERVICE CHARGE

The annual service charge is currently £1,860.

PLANNING

It is understood that the premises benefit from an **A2 (financial and professional services)** planning consent although can also be used for **A1 (retail)**.

RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value £12,750

For verification purposes and phasing/transitional relief, if appropriate, interested parties are advised to make their own enquiries on www.voa.gov.uk.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

EPC

An EPC is attached.

VIEWING

Strictly by prior appointment through:

Stuart Williams - (stuart@wghproperty.co.uk) or

Steve Cullis - (steve@wghproperty.co.uk) at this office

FURTHER INFORMATION

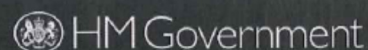
For all details of properties marketed by this firm, please visit www.wghproperty.co.uk

SUBJECT TO CONTRACT

SEPTEMBER 2018

Energy Performance Certificate

Non-Domestic Building



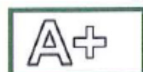
6 The Forum
YEOVIL
BA21 3TL

Certificate Reference Number:
0920-2936-0327-9260-8020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

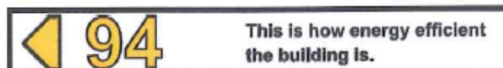
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 84
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 179.74

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

110 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.