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Greenslade Taylor Hunt

**Town Centre Retail Premises
FOR SALE or TO LET**

**17a Vicarage Street, Yeovil,
Somerset BA20 1JB**



Town Centre Retail Premises For Sale or To Let

17a Vicarage Street, Yeovil, Somerset BA20 1JB

Freehold Guide Price : £250,000

Rental Guide : £20,000 per annum exclusive

- Prominent town centre position within prime retail pitch
- Suitable for owner occupier or investor
- Freehold with vacant possession
- Potential for residential conversion of uppers floors
- A1/A2 Retail Use

Location

- Yeovil is a major regional centre with a residential population of approximately 42,500 serving a further catchment population of around 120,000 within a 20 mile radius
- 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 direct to London Waterloo and Exeter St Davids.
- Vicarage Street is within Yeovil's pedestrianised retail centre and one of the main thoroughfares into the Quedam Shopping Centre, with the subject property also close to the junction where Vicarage Street meets Middle Street - the main retailing centre of the town. Footfall is also boosted by the proximity of the nearby Yeo Leisure Complex which includes a 10 screen Cineworld Cinema, as well as other retailers close by including Marks & Spencer, H&M, Boots, Poundland and Primark. The Quedam Centre benefits from a large car park and others are close by together with the bus station on Central Road by the Quedam Centre.

Description

A retail property of traditional brick construction, comprising basement, ground, first and second floors, with timber suspended floors and UPVC double glazed windows to the front and timber framed single glazed sash windows to the rear. The upper parts are in need of modernisation/refurbishment and originally configured to provide residential accommodation, with separate access from the front of the property.

Accommodation

Ground Floor - Provides retail accommodation with aluminium framed glazed frontage and electric roller shutter. Currently configured with wood counter and glass screen, carpeted floor and suspended ceiling. Beyond the main retail space there is small office to the middle and further larger back office/store to the rear - although it could be reconfigured to create open retail accommodation. Internal width 4.9m.

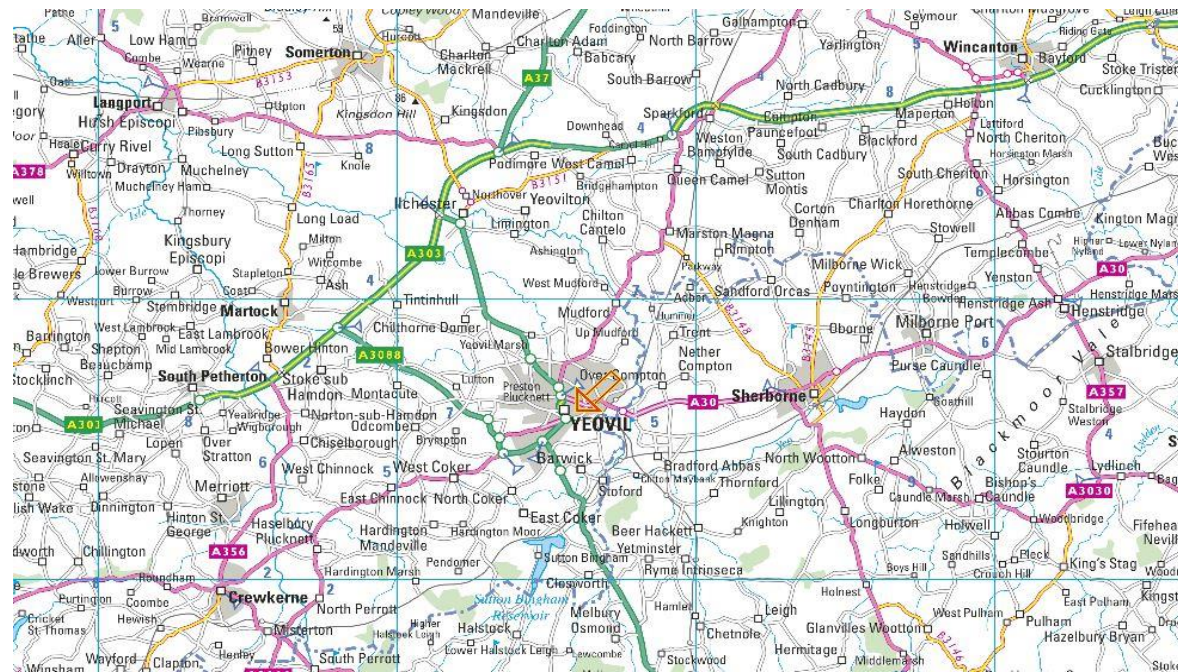
First Floor - configured as 3 rooms, providing ancillary accommodation with 2 WCs and a kitchen facility.

Second Floor – configured as 4 rooms, with one providing a basic/dilapidated kitchen and a shower cubicle to the landing.

Basement - basic storage, with exposed brick/rendered walls.

There are also reciprocal fire exits on the first and second floor landings with 15-17 Vicarage Street (Santander).

Approximate Floor Areas	Sq m	Sq ft
Ground floor retail ZA	26.0	280
Ground floor retail ZB	13.6	146
Total Ground floor	39.6	426
First floor ancillary	16.9	182
Second floor ancillary	38.5	414
Basement	13.3	143
TOTAL	108.3	1,165



Energy Performance

Rateable Value

Services

Provided on request

£16,750

The premises have mains electricity, water and drainage

Method of Sale

The property is offered for sale by private treaty, Freehold with vacant possession at a guide price of £250,000

VAT

The premises are registered for VAT and therefore VAT will be payable on the purchase price / rent.

Lease Terms

Alternatively, the premises are offered by way of the grant of a new lease for a term by arrangement at an annual rent of £20,000 per annum exclusive

Guide Price

£250,000

Viewing

Strictly by appointment with sole agents :-

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

Telephone: 01935 423474

E-mail: robert.clark@gth.net / simon.welch@gth.net



50 metres



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View towards Quedam Centre



Neighbouring Middle Street



Neighbouring Middle Street



View of Quedam Centre

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.