







# Town Centre Retail To Let

**10 High Street, Yeovil, BA20 1RG**

1,770 SQ FT (164 SQ M.)

**Location:** The property is situated in the square on the High Street adjacent to Lloyds TSB bank and opposite Finca café and close to St Johns Church and gardens. Other retailers in close proximity are Argos, Marks & Spencer, Superdrug and Burger King. These premises have great transport links with the A303 as well as the A30 and A37 that run through the town. There are two mainline railway stations with direct routes to London. The principal town centre consists of retailers ranging from department stores such as M&S to high street retailers Argos, Primark and Dunelm, with a market taking place twice a week.

**Description:** The property comprises a lock up shop in a prime trading location. The property consists of a 1,000 sqft retail area with double doors from the street with shop depth of 17 x 5m widening towards the rear. There is also a substantial storage area to the rear of the property as well as male/female WC's and an enclosed kitchen area. The store area is on various levels with steps and a ramp.

-  Town Centre Location
-  Male & Female WC's
-  New Lease
-  Extensive Storage



**Tenure:** Leasehold

**Terms:** A new Full Repairing & Insuring lease for a term of 10 years subject to rent review at year 5.

**Rental:** £27,500 Per Annum.

**Service Charge:** To be assessed.

**Rates:** Currently being recessed by the Local Authority.

**EPC:** Energy Performance Rating 'C'.

**Referencing:** A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

## Viewing & further information

Strictly by prior appointment

**Danny Pincus**

Tel. 020 8952 6434

[danny@goldsteinleigh.com](mailto:danny@goldsteinleigh.com)

**Aharon Goldstein**

Tel. 020 8952 6434

[aharon@goldsteinleigh.com](mailto:aharon@goldsteinleigh.com)

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