

# PRIME RETAIL UNIT TO LET

## 23 Middle Street, Yeovil

7-8 Conduit Street  
London W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- **Subject to vacant possession.**
- **Prime central trading position on Middle Street**
- **Well configured retail unit**

### LOCATION

Yeovil has a town population of approximately 30,378 (2011 census). As a retail centre, the town benefits from not having large competing centres nearby, with Taunton being approximately 29 miles to the west, Dorchester approximately 20 miles to the south and Salisbury 42 miles to the east.

The unit is situated in a high footfall location on the pedestrianised Middle Street. Surrounding occupiers include Primark, Costa, WH Smith and Poundland. Recent entrants to the town include JD Sports and H&M.

### TENURE

The property is available on a full repairing and insuring lease for a term to be agreed.

### SPECIFICATION

The premises are handed over in their existing condition.

### RATES

Rateable Value (17/18) £28,000

Interested parties should verify these figures with the Valuation Office ([www.gov.uk](http://www.gov.uk)).

### RENT

£42,500 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

### ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales: 155.95 sq m 1,678 sq ft

First Floor Ancillary: 139.31 sq m 1,499 sq ft

Second Floor Ancillary: 39.31 sq m 423 sq ft

### EPC

An EPC has been requested and will be made available on request.

### TIMING

Subject to vacant possession.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



### INSPECTIONS

Viewing is strictly by appointment with:

**Craig Cawthorne**

0117 973 2502

[Craig@fawcettmead.co.uk](mailto:Craig@fawcettmead.co.uk)

**Vincent Morris**

0207 182 7485

[vincent@fawcettmead.co.uk](mailto:vincent@fawcettmead.co.uk)

**SUBJECT TO CONTRACT & VACANT POSSESSION**



Yeovil



Experian Goad Plan Created: 05/12/2016  
Created By: Fawcettmead



Copyright and confidentiality Experian, 2016. © Crown copyright and database rights 2016. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.