

Yeovil

94A Lyde Road
Somerset
BA21 5DP

- Freehold Shop Investment
- To be let to Coral Racing Limited
- New 10 year lease
- VAT is not applicable
- Rent Review 2016
- Rent to be Reserved

£8,000 pa

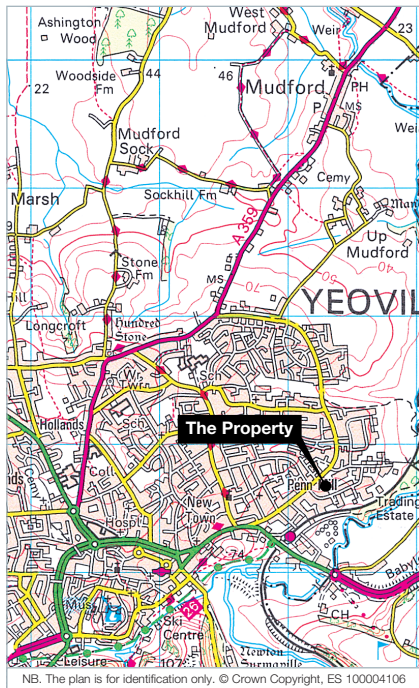
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**SIX WEEK COMPLETION
AVAILABLE**



NB. Artist's impression of fascia



Tenure

Freehold.

Location

Yeovil is a well established market town with a population of some 40,000 located 40 miles south of Bristol and 20 miles north of Dorchester. The town benefits from good communications being a short distance south of the A303, access to which is via the A37 and also regular rail services (London Waterloo 2½ hours). Lyde Road is a thoroughfare to the north-east of the town centre connecting Mudford Road (A359) with Sherborne Road (A30). The property is located on the east side of Lyde Road in between the junctions with Sandringham Road and Vale Road. The property is close to the Pen Mill Trading Estate and serves the needs of the local residential area. Occupiers close by include Booker, Lidl, ATS and McColls.

Description

The property is arranged to provide a ground floor only Licensed Betting Office.

The property provides the following dimensions:

Gross Frontage	10.01 m	(32' 10")
Net Frontage	9.35 m	(30' 8")
Shop & Built Depth	7.00 m	(22' 11")

Tenancy

The entire property is to be let to CORAL RACING LIMITED for a term of 10 years from completion at an initial rent of £8,000 per annum, exclusive of rates. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Coral operate from approximately 1,650 branches nationwide. Website Address: www.coral.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms N Powell, Bond Pearce. Tel: 0845 415 8355 Fax: 0845 415 8200 e-mail: nikki.powell@bondpearce.com