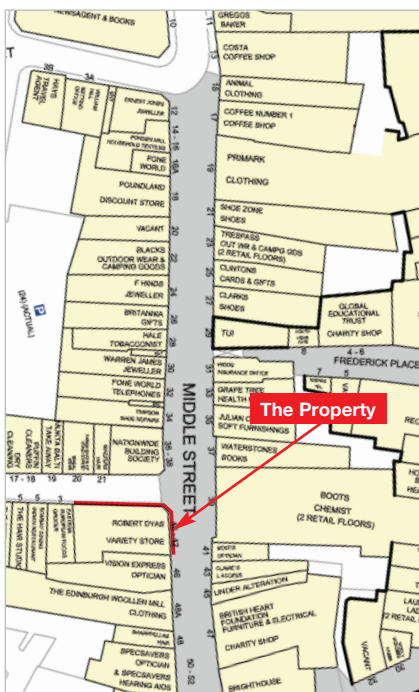


Yeovil **40/42 Middle Street** **Somerset** **BA20 1LX**

- **Freehold Shop Investment**
- Entirely let to Robert Dyas Holdings Limited until 2020
- Prominent corner position close to Quedam Shopping Centre
- Occupiers close by include Primark, Poundland and Marks & Spencer
- Current Rent Reserved
£115,000 pa



Tenure

Freehold.

Location

Yeovil is a well-established market town with a population of some 40,000 located approximately 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. There are also regular rail services (London Waterloo 2 hours 30 minutes).

This prominent corner property fronts the pedestrianised Middle Street, with its return frontage on Bond Street. The property has good access to the A30 and is approximately 43 metres from one of the entrances to the Quedam Shopping Centre.

Occupiers close by include Boots Chemist (opposite), Vision Express (adjacent), Primark, Poundland, Specsavers, Marks & Spencer and Ladbrokes. Occupiers in the Quedam Shopping Centre include JD Sports, River Island, Holland & Barrett, Iceland, New Look and H&M, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop, with first floor sales and staff accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	9.19 m	(30' 2")
Net Frontage	8.61 m	(28' 3")
Shop Depth	22.38 m	(73' 5")
Built Depth	22.56 m	(74' 0")
Ground Floor	268.39 sq m	(2,889 sq ft)
First Floor	210.23 sq m	(2,263 sq ft)
Second Floor	209.30 sq m	(2,253 sq ft)
Total	688.00 sq m	(7,405 sq ft)

NB. Not inspected by Allsop. Measurements provided by Joint Auctioneer.

Tenancy

The entire property is at present let to ROBERT DYAS HOLDINGS LIMITED for a term of 15 years from 15th June 2005 at a current rent of £115,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 95.

Website Address: www.robertdyas.co.uk

For the year ended 1st April 2017, Robert Dyas Holdings Limited reported a turnover of £123.411m, a pre-tax profit of £44,000, shareholders' funds of £11.210m and a net worth of £11.210m. (Source: Experian 08.01.2019.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 94 Band D (Copy available on website).

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

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