



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).

The property is located to the south of High Street, close to its junction with King George Street. The property has easy access to the A30 and A37.

Occupiers close by include Argos and Betfred (both adjacent), Card Factory (opposite), Halifax, Beales Department Store, Superdrug, Marks & Spencer and Primark, amongst many others.

Description

The property is arranged on basement, ground and three upper floors to provide two ground floor shops, with residential above which has been sold off on a long lease. Number 19 benefits from basement storage.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

20 High Street – EPC Rating 79 Band D
19 High Street – EPC Rating 107 Band E
(Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
19 Ground Floor and Basement	Miles Away Ltd	Gross Frontage (inc Splay) 8.00 m Net Frontage 7.20 m Shop Depth 8.10 m Built Depth 11.65 m Basement 31.00 sq m	(26' 3") (23' 7") (26' 7") (38' 3") (334 sq ft) 25 years from 22.11.2004 Rent review every 5th year Tenant option to break 22.11.2019 and 22.11.2024 FR & I subject to a schedule of condition	£30,000 p.a.	Rent Review 2019
20 Ground Floor	I Buy & Sell Southwest Ltd (t/a I Buy & Sell Jewellers)	Gross Frontage (inc Splay) 8.00 m Net Frontage 7.20 m Shop Depth 12.5 m Built Depth 15.3 m	(26' 3") (23' 7") (41' 0") (50' 3") 10 years from 01.02.2017 Rent rises by £500 p.a. annually up to and including 01.02.2021 Tenant option to break 01.02.2022 FR & I	£23,500 p.a.	
20 First, Second and Third Floors	Hatton Woods Properties Ltd	Residential	Let on one lease expiring 31.12.2133	Peppercorn	

Total £53,500 p.a.

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 Jack Brigden, Harbottle & Lewis LLP. Tel: 0207 667 5000 e-mail: jack.brigden@harbottle.com
Joint Auctioneer Iain Biddlestone, Haarer Goss. Tel: 01392 251171



Yeovil 19, 19A & 20 High Street Somerset BA20 1RF

- **Freehold Shop Investment**
- Well located in busy town centre near Beales and Argos
- Shop rent review 2019
- Fixed rental increases by £500 pa on 20 High Street
- Current Rent Reserved
£53,500 pa

**SIX WEEK COMPLETION
AVAILABLE**

