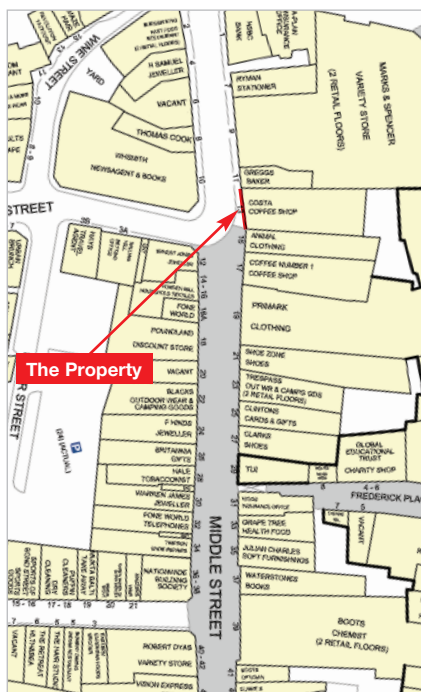


Yeovil 13 Middle Street Somerset BA20 1LF

- **Attractive Freehold Shop Investment**
- Entirely let to Costa Limited until 2025 (2)
- Prominent town centre location adjacent to Greggs and Marks & Spencer
- Close to Quedam Shopping Centre
- Current Rent Reserved
£52,500 pa

On the Instructions of a
Major UK Fund Manager

**SIX WEEK COMPLETION
AVAILABLE**



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 situated on the north side of Middle Street, opposite its junction with Union Street.

Occupiers close by include Greggs (adjacent), Marks & Spencer, Primark, Ryman, HSBC, Waterstones and Boots. An entrance to the Quedam Shopping Centre is some 54 metres from the property and is home to H&M, Topshop, Pandora, Monsoon, River Island, New Look and Iceland, amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation on the first and second floors. The second floor is not presently used by the tenant.

The property provides the following accommodation and dimensions:

Gross Frontage	10.10 m	(33' 2")
Net Frontage	9.55 m	(31' 4")
Shop & Built Depth	17.55 m	(57' 7")

Ground Floor	158.10 sq m	(1,702 sq ft)
First Floor (1)	105.92 sq m	(1,140 sq ft)
Second Floor (1)	35.60 sq m	(383 sq ft)
Total	299.62 sq m	(3,225 sq ft)

(1) Not measured by Allsop. Floor area sourced from www.voa.gov.uk

Tenancy

The entire property is at present let to COSTA LIMITED for a term of years from 9th February 2015 to 5th February 2025 at a current rent of £52,500 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants. (2) There is a tenant's break option on 6th February 2021.

Tenant Information

Website Address: www.costa.co.uk
For the year ended 1st March 2018, Costa Limited reported a turnover of £951.684m, a pre-tax profit of £105.215m, shareholders' funds of £538.300m and a net worth of £521.738m. (Source: Experian 10.12.2018.)

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 93 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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