

Tenure

Freehold.

Location

The attractive Somerset market town of Crewkerne is located some 8 miles south-west of Yeovil and 16 miles south-east of Taunton. The A30 provides east/west road links, while the A356 interconnects with the A303 some 5 miles to the north. Crewkerne Rail Station provides a regular direct service to Exeter and London Waterloo.

The property is located in a conservation area on the north side of South Street (A356), at its junction with Bryants Row.

Occupiers close by include a Waitrose supermarket and a mix of independent retailers and residential dwellings.

Description

The property is arranged on ground and first floor to provide a ground floor shop, with ancillary and office accommodation above.

The property provides the following accommodation and dimensions:

Total	103.10 sg m	(1.110 sa ft)
First Floor	35.10 sq m	(378 sq ft)
Ground Floor	68.00 sq m	(732 sq ft)
The property provides the following accommodation and aimensions.		

Tenancy

The entire property is to be let to VISION EXPRESS (UK) LIMITED for a term of 10 years from completion at a current rent of $\mathfrak{L}7,400$ per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 550+.

Website Address: www.visionexpress.com

For the year ended 31st December 2016, Vision Express (UK) Limited reported a turnover of £255.734m, a pre-tax profit of £17.9m, shareholders' funds of £63.160m and a net worth of £47.269m. (Source: Experian 23.08.2018.)

Planning (1)

The property may lend itself to future residential conversion subject to the existing lease and all necessary consents.

All enquiries: www.southsomerset.gov.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Crewkerne 23 South Street Somerset TA18 8DA

Freehold Shop Investment

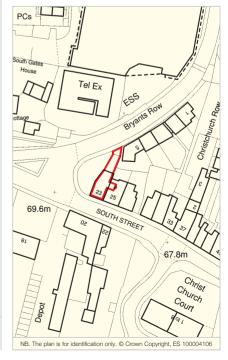
- To be let to Vision Express (UK) Limited on a new 10 year lease (no breaks)
- Town centre position close to Waitrose
- Rent Review 2023
- Future residential potential (1)
- No VAT applicable
- Current Rent Reserved

£7,400 pa

On the Instructions of Vision Express







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 L Munsey, Vision Express. Tel: 0115 988 2060 e-mail: liz.munsey@visionexpress.com **Joint Auctioneer** R Aitken Esg, Aitken Retail. Tel: 0203 875 5380 e-mail: richard@aitkenretail.co.uk

