



### 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:

Ground Floor	68.00 sq m	(732 sq ft)
First Floor	35.10 sq m	(378 sq ft)
<b>Total</b>	<b>103.10 sq m</b>	<b>(1,110 sq ft)</b>

### 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 £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](http://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](http://www.southsomerset.gov.uk)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.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**

**VisionExpress**  
Opticians



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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