

# Yeovil

## Prestleigh House, 38-40 Hendford, Somerset BA20 1UW

- **A Freehold Three Storey Office Building**
- Permitted Development Prior Approval for Conversion to provide 17 Self-Contained Flats
- **Once completed, the Property will provide 10 x Two Bedroom and 7 x One Bedroom Flats with Car Parking Spaces to the Rear**
- **Second Floor and Suite 1A subject to Commercial Leases expiring by 14th July 2019**
- **Total Current Rent Reserved £19,500 per annum from Suite 1A and Second Floor with remainder vacant**



### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 2.30 – 3.00 p.m. These are open viewing times with no need to register. (Ref: MW).

### Seller's Solicitor

Messrs BNI Law (Ref: BD).  
Tel: 0208 209 2454.  
Email: bd@bnilaw.co.uk

**DEVELOPMENT/INVESTMENT –  
Freehold Building with  
Permitted Development/Planning**



### Tenure

Freehold.

### Location

Yeovil is situated approximately 40 miles east of Taunton and approximately 20 miles south of Glastonbury. Hendford is located off Brunswick Street, which in turn runs off Queensway (A30). Prestleigh House is situated on the west side of Hendford, to the north of its junction with Manor Road. Extensive shops and amenities are available in the nearby Quedam Shopping Centre, including Primark, River Island and TopShop. Rail services run from Yeovil Pen Mill Rail Station, which provides direct trains to London Waterloo and Bristol Temple Meads Stations.

### Description

The property comprises an office building arranged over ground and two upper floors. Internally, the building is arranged as office suites.

### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from a valuation report. We are informed that the property provides:

**Ground Floor** – Partitioned Offices

**First Floor** – Partitioned Offices

**Second Floor** – Partitioned Offices

### Planning

Local Planning Authority: South Somerset District Council.  
Tel: 01935 462462.

PD planning (Ref: 18/01171/P3JPA) was granted 23rd March 2018 for “Prior approval for change of use of offices to 17 residential flats.” Once completed, the property will comprise 10 x two bedroom and 7 x one bedroom flats, with parking spaces to the rear. We understand from a previous valuation report that the gross internal area of the completed development will be approximately 1,034 sq m (11,133 sq ft).

### Tenancy

1. Suite 1A is subject to a commercial lease in favour of NSL Limited from 11th June 2017 expiring 14th July 2019 at a current rent of £4,500 per annum.

2. The second floor is subject to a commercial FRI lease in favour of Cover Check Limited for a term of 5 years from 25th March 2014 expiring 24th March 2019 at a current rent of £15,000 per annum.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsoop.co.uk](http://www.allsoop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.