

**On the Instructions of EWM
SHOP LEASE FOR ASSIGNMENT
48 MIDDLE STREET, YEOVIL, BA20 1LX
Confidential – Staff Unaware**



Location

Yeovil is situated in south Somerset with a catchment population of 45,000 people. The subject premises are situated on the pedestrianised Middle Street adjacent to **Vision Express** and **Specsavers**. Other retailers of note within the town centre include **Marks and Spencer, WH Smith, Costa, Primark, Boots** and **Peacocks**.

Accommodation

The property comprises a shop on ground and first floor only with the areas being as follows:-

Ground Floor Sales	2008 sq ft	186.5 sq m
Ground Floor Staff Toilets		
First Floor Storage	546 sq ft	50.7 sq m

Tenure

The property is held on a lease expiring 28/9/2021 with no break or further review at a rent of £70,000 pax.

Rating Assessment

Rateable Value	£30,250
Rate in the £ (2018/2019)	49.3p
Rates Payable	£14,913.25

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Energy Performance Certificate

A copy of the EPC is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent

Ian Hughes
Rowley Hughes Thompson
Direct Tel: 0121 212 7802
Email: ianh@rhtretail.co.uk

Russell Power
Rowley Hughes Thompson
Direct Tel: 0117 970 7536
Email: russp@rhtretail.co.uk

Date Revised: August 2018
All transactions are stated exclusive of VAT
SUBJECT TO CONTRACT



Experian Goad Plan Created: 21/08/2018
Created By: RHT



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