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Town Centre Offices

**FOR SALE**

**Dolphin House, 19 Hendford  
Yeovil, Somerset, BA20 1TQ**

- Town Centre Location opposite.
- Attractive mix of open plan and partitioned offices with parking
- Three Storey office building with car park for 10 /12 cars.
- Approximately 838 sqm (9,030 sqft) .
- Residential Conversion potential subject to planning approval

**Sale Guide £600,000 exclusive**

## Location

Yeovil is a major regional centre with a resident population of approximately 42,500 serving a further catchment population of around 120,000 within a 20-mile radius.

Dolphin House is located in the town centre opposite, Tesco Nat West Bank and an NCP Car Park are close by.

## Description

Dolphin House is an attractive three storey office building.

The ground and first floors provide a mix of open plan and partitioned air conditioned offices with kitchen facilities

The third floor is partitioned off a central corridor to provide 7 office/ meeting/ training rooms. The third floor benefits from gas fired central heating..

A lift and stairs access the first and second floors from the ground floor entrance. And WC facilities are available in the common parts on each floor.

There is a rear car parking area allowing for the parking of 10-12 cars

## Approximate Floor Areas

Offices 2,940 sq ft 273.02 sq m

### First Floor

Offices 3,080 sq ft 286.17 sq m

### Second Floor

Offices 3,010 sq ft 279.53 sq m

**Total** 9,030 sq ft 838.72 sqm

## Business Rates

We are advised by the Valuation Office that the premises' rateable value as of 1st April 2023 are

Ground Floor £19,750

1st Floor £23,750

2nd Floor £21,250

## Tenure

The property is available freehold with vacant possession.

## Sale Price

£600,000 .

## VAT

We have been advised the premises are registered for VAT and therefore VAT will be payable on the purchase price.

## Services

Electricity, gas, water and drainage.

## Energy Performance Certificate

The property has a energy performance rating of E. A full copy of the EPC is available upon request.

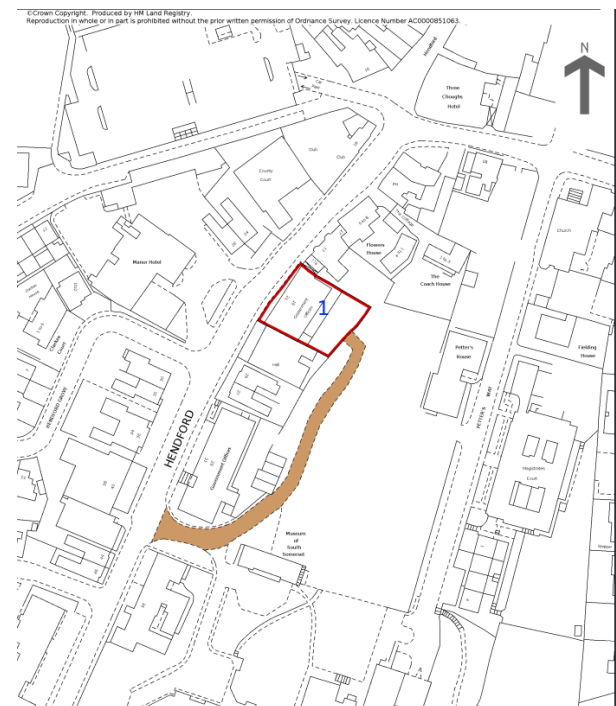
## Viewing

Strictly by appointment with agents:-

Robert Clark

Greenslade Taylor Hunt

22 Princes Street, Yeovil, Somerset, BA20 1EQ



## Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Ground Floor



First Floor





## Second Floor



## Rear View and Car Park

