



Hendford Manor, 33 Hendford, Yeovil, Somerset, BA20 1UN

PERIOD OFFICE BUILDING FOR SALE/TO LET



LOCATION

Yeovil is a regional centre in South Somerset. It is strategically located just to the south of the A303. The town's economy is centered on the aeronautical industry being home to Leonardo Helicopters. Other significant occupiers in the town include Boeing and BAE Systems.

The subject property is located in Hendford. Hendford is one of the principal town center trading locations being adjacent to the prime retail area.

Immediately to the rear of the property is a large public car park together with the Octagon Theatre.

DESCRIPTION

The property comprises a substantial detached period building formerly a house (circa 1720). It is of two storey construction centered around a courtyard. At the rear of the property are a series of private car parking spaces. It is currently an HQ office building

ACCOMMODATION

We have measured the property off plan on a approximate Gross Internal area basis

Ground floor	323 sq m (3,479 sq ft)
Ground floor	281.4 sq m (3,029 sq ft)
Basement	41.6 sq m (449 sq ft)

PLANNING

The building is currently in office use.

RATES

1st - 2nd Flrs - £8,000
1st Flr Pt & Gnd Flr -£32,500

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

LISTED BUILDING

The property is listed Grade II*
List entry 1296434

PRICE/RENT

Guide Price – on application
A new lease is offered at a rent of £65,000

VAT

VAT is chargeable

CONTACT:

For further information contact the sole agents:

Chesters Harcourt Tel: 01935 415454
E-mail: info@chestersharcourt.com

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