

Kingdom Hall, Eastland Road, Yeovil, Somerset, BA21 4EY

- Former place of worship.
- Well located a short walk from Yeovil town centre.
- GIA approximately 2,115 sq ft.
- Freehold with vacant possession.

Guide Price £140,000

Location

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

Communications to the town are via the A303 trunk road providing a link to Taunton and the M5 motorway and London. The town is also served by a railway with regular services to direct to London Waterloo and Exeter St Davids.

The property is located on the eastern side of Yeovil on Eastland Road, close to Lyde Road, the A30 Yeovil – Sherborne Road and Penn Mill Trading Estate.

Description

A self-contained former place of worship constructed of cavity brick elevations with a tiled pitched roof.

Internally, the building provides a hall, cloak room, kitchen, various stores and 3 WC's including 1 disabled WC.



EPC

We are advised the property is exempt from EPC requirements.

Floor Areas

Having measured, we have obtained the following gross internal area:-

GIA <u>196.42 sq m</u> <u>2,115 sq ft</u> **Total 196.42 sq m 2,115 sq ft**

Rateable Value

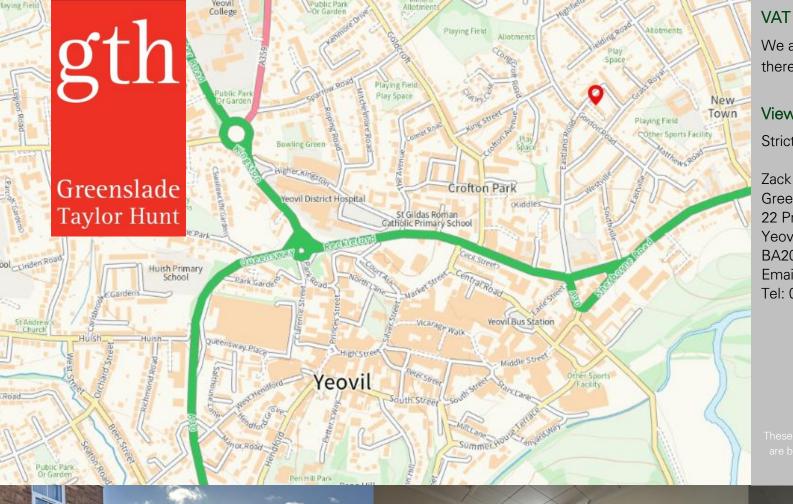
We are advised the property is exempt from business rates.

Tenure

The property is available freehold with vacant possession at a guide price of £140,000.

Services

Mains single phase electricity, gas, water and drainage. The building is heated via a gas central heating system.



We are advised the property is not registered for VAT, therefore VAT will not be payable on the rent.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington / Robert Clark Greenslade Taylor Hunt 22 Princes Street Yeovil, Somerset **BA20 1EQ**

Email: commercial.yeovil@gth.net

Tel: 01935 423474

