

gth



Kingdom Hall, Eastland Road, Yeovil

[gth.net](http://gth.net)

# 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.

gth

Greenslade  
Taylor Hunt



## VAT

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](mailto:commercial.yeovil@gth.net)  
Tel: 01935 423474

## 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.

