



LOCK UP SHOP/RESTAURANT AND FLAT

FOR SALE / TO LET

6-8 Union Street, Yeovil, Somerset, BA20 1PQ

- Town centre retail/residential property
- Comprising a lock up shop (restaurant) and a self contained flat
- For sale freehold or lock up shop/restaurant to let

Price - £270,000 Priceor £8,400 p.a.ex for the lock up shop

LOCATION

The property is located in Union Street which runs off Middle Street in Yeovil town centre. Yeovil has a resident population of circa 42,500 and serves a catchment of circa 120,000.

DESCRIPTION

A retail/residential property comprising a ground floor lock up shop (restaurant) and a self contained first floor flat. The flat is currently let on a Periodic Tenancy (originally a 6 month Assured Shorthold Tenancy from 3rd April 2024) at a current rent of £510 per calendar month.

ACCOMMODATION

Retail Area	285 Sq Ft	26.48 Sq M
Office/Store	208 Sq Ft	19.32 Sq M
Store/Kitchen	102 Sq Ft	9.48 Sq M
Flat	452 Sq Ft	41.99 Sq M
Total	1047 Sq Ft	97.27 Sq M

BUSINESS RATES

A search on the Valuation Office Agency website revealed that the Rateable Value of the shop is £8,000 and the flat is Council Tax Band A.

EPC

The EPC ratings for this property are E (113) for the shop and E (49) for the flat.

PRICE

£270,000 freehold, subject to contract, or:

LEASE

A new effectively full repairing and insuring lease on the lock up shop, terms to be negotiated. Rent - £8,400 per annum, exclusive.

LEGAL COSTS

In the case of a letting the ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers receive will be assumed to be net of VAT unless stated otherwise.

VIEWING

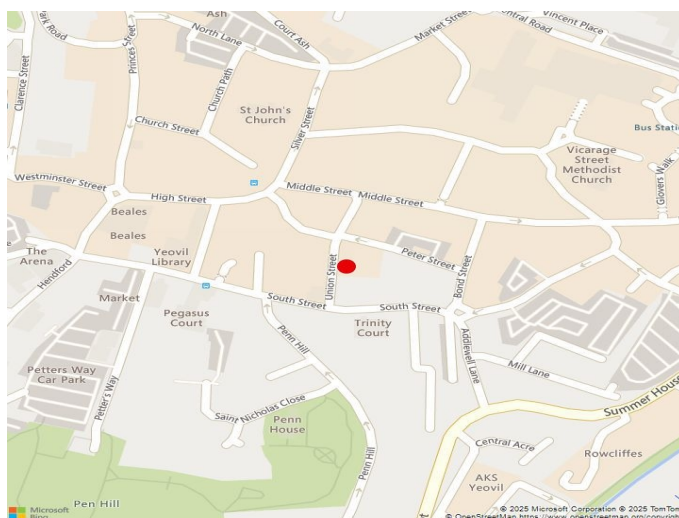
Strictly by appointment with sole agents:-

Tim Wright

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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.

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