



To Let

7a
Westminster Street
Yeovil
Somerset, BA20 1AF

435 Sq Ft
(40.41 Sq M)

Key features

- Town centre lock up shop
- Busy location between Tesco and Nat West
- High standard internal fit out
- New lease, flexible terms



LOCATION

The property is centrally located within Yeovil town centre. Westminster Street is a popular pedestrian link between Tesco and the other town centre shops. Other occupiers in close proximity include Nat West and Tamburino Café.

DESCRIPTION

A town centre lock up shop of 435 sq ft located on busy street between Tesco and Nat West.

ACCOMMODATION

Internal Width	13'0"	3.96m
Internal Depth	34'0"	10.36m
Retail Area	400 Sq Ft	37.2 Sq M
Office	35 Sq Ft	3.3 Sq M
TOTAL	435 Sq Ft	40.41 Sq M

LEASE

A new effectively full repairing and insuring lease, terms to be negotiated.

RENT

£14,000 per annum, exclusive.

RATES

We determined from the Valuation Office Agency website that the Rateable Value is £7,800 (2010 listing).

SERVICE CHARGE

A service charge is payable for buildings insurance, communal maintenance and cleaning. Further details on request.

LEGAL COSTS

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

VALUE ADDED TAX

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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

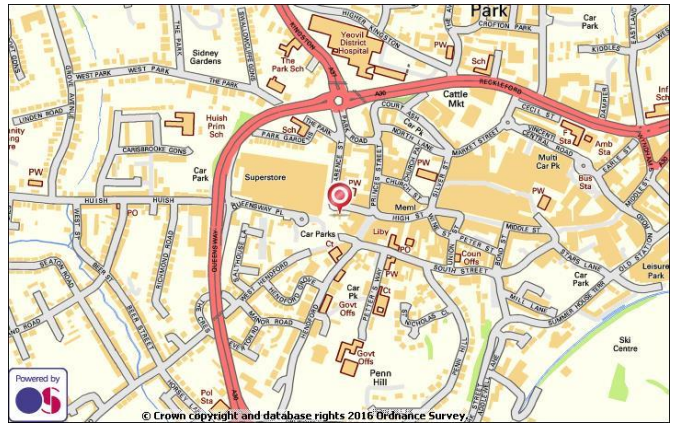
The EPC rating for the property is D (76).

NOTE

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: - www.leasingbusinesspremises.co.uk

FIXTURES AND FITTINGS

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.



Viewing Arrangements:

RMW Knight
t: 01935 432044
e: sales@rmwknight.com

Chesterton Humberts
t: 01935415454
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RMW Knight is a trading name of RMW Surveyors LLP (Hereafter RMWK).

Please note that these particulars are for guidance purposes only and nothing in these particulars constitute all or part of any contract, and no contract will exist or be deemed to exist until formal documentation has been completed by both parties.

All descriptions, statements, dimensions, references to availability, condition, and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and prospective purchasers/lessees must satisfy themselves as to the accuracy of the details given to them either verbally, or within this or any other document provided and neither the owners, nor their agents shall be liable for any inaccuracies. No person employed by RMWK has any authority to make or give any representation or warranty whatsoever in relation to this property. Intending purchasers or tenants should by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view.

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