

**Lot 30, 7a Union Street, Yeovil,
Somerset BA20 1PQ**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Property Information

Freehold Dental Surgery Investment

- Let on new 15 year lease from November 2025 (subject to options)
- Fixed rental increases in 2030 and 2035
- Long term Residential Conversion Potential (Subject to lease and consents)
- Town Centre location close to Primark, Marks & Spencer, TGJones, Burger King & Papa Johns
- VAT-free investment

Lot

30

Auction

12th February 2026

Status

Available

Sector

Dentist

Auction Venue

Live Streamed Auction

Location

Miles	25 miles east of Taunton, 42 miles south of Bristol, 41 miles north-east of Exeter
Road	A30, A303, M5 (Junction 25)
Rail	Yeovil Junction (Direct to London Waterloo)
Air	Bristol Airport

Situation

The property occupies a prominent corner position at the junction of Union Street and Peter Street, in the heart of the town centre, approximately 50 metres south of the Quedam Shopping Centre, home to occupiers including Dunelm, H&M, Iceland, Holland & Barrett and JD Sports. Other nearby occupiers include Primark, Marks & Spencer, TGJones, Burger King & Papa Johns.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a dental surgery arranged on the first floor only, forming part of a larger building. The property may be suitable for long term residential redevelopment subject to the existing lease and consents.

VAT

VAT is not applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price toward the vendors costs in addition to the cost of the searches. Please see special conditions of sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Fixed Rental Increases
First	Dental Surgery	148.95	(1,603)	WHITECROSS DENTAL CARE LIMITED (t/a mydentist) with a guarantee from INTEGRATED DENTAL HOLDINGS LIMITED (2)	15 years from 12/11/2025 (3)	£17,000 rising	12/11/2030 12/11/2035 (4)
Total		148.95	(1,603)			£17,000 rising	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/7629800000>)

(2) MyDentist are the UK's leading provider of affordable dental care with over 3.8 million patients and over 500 UK dental practices (www.mydentist.co.uk)

(3) The lease provides for tenant options to determine on 12/11/2030 and 12/11/2035

(4) The lease is subject to fixed rental increases to £19,210 pa in November 2030 and £21,707 pa in November 2035

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Contacts

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