

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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)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

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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)

## 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)
<b>Total</b>		<b>148.95</b>	<b>(1,603)</b>			<b>£17,000 rising</b>	

(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 practises ([www.mydentist.co.uk](http://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

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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



# Lot 30, 7a Union Street, Yeovil,

## Somerset BA20 1PQ

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)





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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Archie Martine**  
+44 (0)20 7034 4858  
+44 (0)7377 803 408  
[archie.martine@acuitus.co.uk](mailto:archie.martine@acuitus.co.uk)

### Seller's Solicitors

**Structadene Group**  
9 White Lion Street  
London  
N1 9PD

**James Thomson**  
0207 843 9196  
[james.t@pearl-coutts.co.uk](mailto:james.t@pearl-coutts.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024