

lot 44

48 Middle Street Yeovil, Somerset BA20 1LX

Rent
£70,000 per
annum
exclusive

Freehold Retail Investment

- Let to Edinburgh Woollen Mill Limited (The)
- Prominent Pedestrianised Town Centre Location
- 50 metres south of the Quedam Shopping Centre
- Neighbouring occupiers include Boots the Chemist, Waterstones, Specsavers and Nationwide



Location

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

Situation

The property is situated in a prominent position on the south side of pedestrianised Middle Street in the heart of the town centre and some 50 metres south of the Quedam Shopping Centre whose occupiers include River Island, New Look, Laura Ashley and M&S. Other neighbouring occupiers include Boots the Chemist, Waterstones, Specsavers and Nationwide.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Retail	186.50 sq m (2,008 sq ft)	EDINBURGH WOOLLEN MILL LIMITED (THE) (1)	15 years from 30/09/2006 on a full repairing & insuring lease	£70,000	29/09/2016 (29/09/2021)
First	Ancillary	50.70 sq m (546 sq ft)				
Totals		237.20 sq m (2,553 sq ft)			£70,000	

(1) For the year ending 1st March 2014, Edinburgh Woollen Mill Limited (The) reported a turnover of £168,462,000, pre-tax profits of £26,219,000 and a total net worth of £105,227,000. (Source: www.riskdisk.com 27/10/2016).

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