

# 14 High Street, Yeovil, Somerset BA20 1RQ

Freehold Retail Investment

**Lot 37**

£42,500 per annum



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	129.00 sq m (1,389 sq ft)	TONI & GUY (SOUTH EAST) LIMITED Sublet to Toni & Guy (Yeovil) Limited with personal guarantee (1)	15 years from 05/04/2005 on a full repairing and insuring lease	£42,500	04/04/2020
First	Ancillary	77.50 sq m (834 sq ft)				
<b>Total</b>		<b>206.50 sq m (2,223 sq ft)</b>			<b>£42,500</b>	

(1) Toni & Guy are a multi award winning hairdressing brand with more than 485 salons across 48 countries ([www.toniandguy.com](http://www.toniandguy.com)).

### Key Details

- Let to Toni & Guy (South East) Ltd (sublet with personal guarantee)
- Prominent town centre location
- Close to Quedam Shopping Centre
- Nearby occupiers include Marks & Spencer, Superdrug, Caffè Nero, WH Smith, Greggs and Primark

### On behalf of a Major Institution

#### 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 in the town centre, on the south side of the High Street close to its junction with Wine Street, some 50 metres south of the Quedam Shopping Centre. Occupiers close by include Lloyds and HSBC (opposite), Superdrug (adjacent), Caffè Nero, WH Smith, Greggs, Primark, Barclays, Argos and Marks & Spencer.

#### Description

The property is arranged over ground and one upper floor to provide a ground floor hair salon with ancillary accommodation at first floor.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion



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