

# Lot 2

£20,250 Per Annum  
Exclusive

## The Ilchester Surgery, 17 Church Street, Ilchester, Near Yeovil, Somerset BA22 8LN Freehold Doctors Surgery Investment



### Key Details

- Let as Doctors Surgery with guarantee from Yeovil District Hospital NHS Trust
- 15 year lease expiring April 2031 (subject to option)
- 3 yearly Rent Reviews (rent increased from £19,000 pa in 2019)
- Future change of use potential
- VAT-free investment
- Historic Somerset Centre

### Location

Miles: 5 miles north of Yeovil  
24 miles east of Taunton  
Roads: A37, A303, A327  
Air: Bristol International Airport

### Situation

Ilchester is an attractive and historic Somerset town, approximately 5 miles north of Yeovil and 24 miles east of Taunton. The property is located on the south side of Church Street, close to High Street and adjacent to the Ilchester Arms Hotel. Various independent shops, pubs and restaurants are located nearby.

### Description

The property comprises a doctors surgery, arranged on the ground and part first floors. Part of the first floor has been let on a long lease to a Dental Surgery. The property includes on-site parking to the rear.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion Available

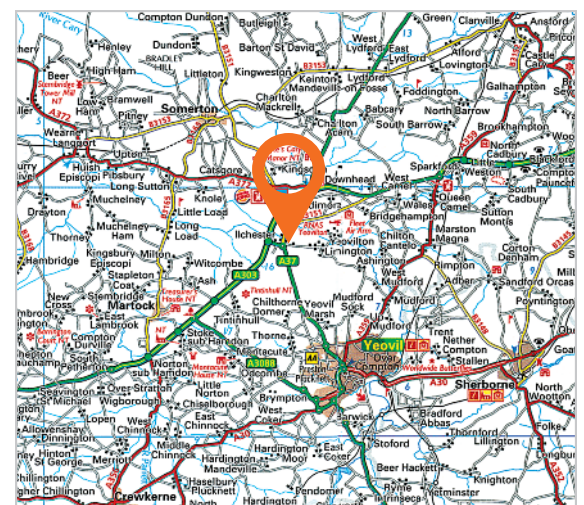
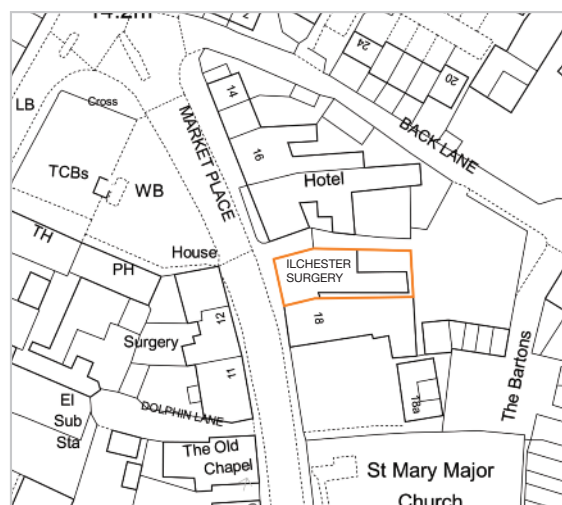
### Energy Performance Certificate

Band C. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Doctors	163.23 sq m (1,757 sq ft)	THE YEOVIL PROPERTY OPERATING COMPANY LIMITED (t/a Ilchester Surgery) with a guarantee from YEOVIL DISTRICT HOSPITAL NHS TRUST (1)	15 years from 07/04/2016 until 06/04/2031 (2)	£20,200	07/04/2022
Part First	Surgery	33.44 sq m (360 sq ft)				07/04/2025 07/04/2028
Part First	Dental Surgery	97.55 sq m (1,050 sq ft)	ROWANMOOR TRUSTEES LIMITED AND PAULA RICHARDSON	999 years from 03/09/1980 (3)	£50	-
<b>Total Commercial Area</b>		<b>393.34 sq m (3,167 sq ft)</b>			<b>£20,250</b>	

- (1) The lease is excluded from the provision of the 1954 Landlord & Tenant Act.
- (2) The lease is subject to a tenant option to determine on 07/04/2024 subject to 9 months notice.
- (3) Part of the first floor is held on two leases, each let to the same tenant on the same terms, each at £25 pa, totalling £50pa.



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