

## **CLASS E OPPORTUNITY**

# **YEOVIL**

## 88-92 MIDDLE STREET



#### **Description**

The subject property is located in a prominent position on the south side of Middle Street in a fully pedestrianised section nearby to Poundland, Subway, Peacocks and The Entertainer. Adjacent to the subject property lies Yeovil's leisure pitch with occupiers including Cineworld, Hollywood Bowl, Nuffield Gym, Pizza Hut, Nando's, Kaspas, Wetherspoons and Travelodge.

The site occupies 1.3 acres within the town centre and backs onto the town's ring road.

Please refer to the attached copy of the street traders plan for further details.

#### **Accommodation**

The premises are currently arranged over a ground, first and second floors providing the following approximate areas:

 Ground Floor
 34,410 sq. ft. (3,196.79 sq. m)

 First Floor
 18,502 sq. ft. (1,718.89 sq. m)

 Second Floor
 3,510 sq. ft. (326.08 sq. m)

 Total
 56,152 sq. ft. (5,216.69 sq. m)

#### Lease

The premises are available subject to vacant possession on a new FRI lease for a term of years to be agreed.

#### Rent

Upon application.

#### **Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

**Rateable Value** £187,000 **UBR (24/25)** 0.546p

All parties are to advised to make their own enquires to the relevant authority.

#### **FPC**

This property has an EPC rating of C 55. A full report is available upon request.

#### **Legal Costs**

Each party to pay their own legal fees incurred in this transaction.

#### Viewing

Subject to vacant possession and strictly by appointment through sole agents, **Green & Partners**, contacting:

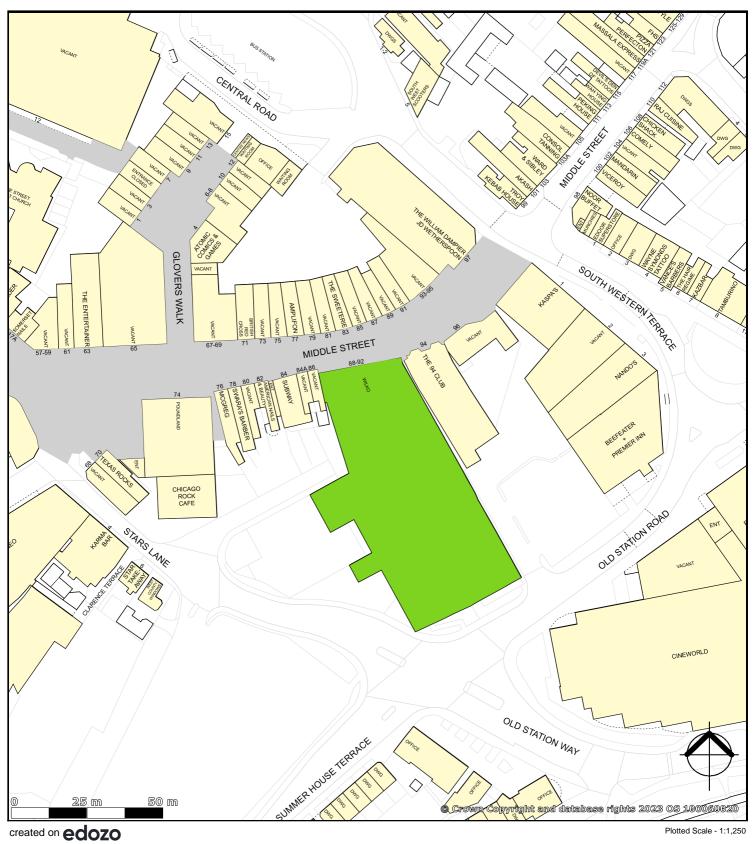
Matt Beardall 07912 746923

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Subject to contract

## green&partners

### Wilkinson, 88-90 Middle Street, Yeovil, BA20



Plotted Scale - 1:1,250