

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 be advised to make their own enquiries to the relevant authority.

EPC

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**
matt.beardall@greenpartners.co.uk

Subject to contract

