

01935 415454

www.chesterscommercial.com

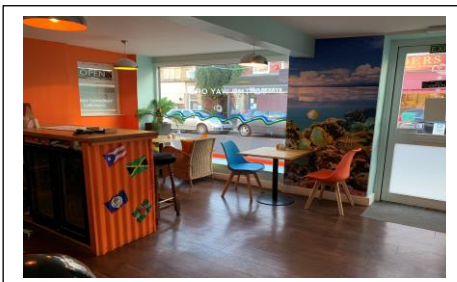
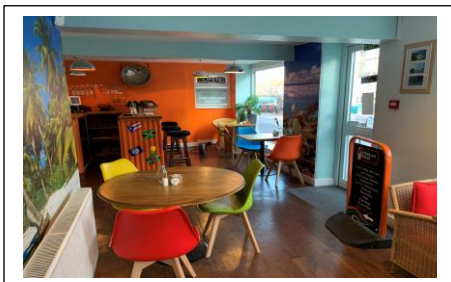
Chesters
Commercial



6-8 Union Street, Yeovil, Somerset, BA20 1PQ

**SHOP & RESIDENTIAL SELF-CONTAINED FLAT
EITHER FOR SALE OR TO LET**

Income producing until July 2019. Excellent secondary location
ideal for investment or for owner occupation



LOCATION

Union Street is an extremely popular secondary trading location within Yeovil being off and to the south of Middle Street.

Retailers on Union Street include William Hill, Bath Travel, Mulberry's and Loders Butchers.

Car parking is available with restricted on-street parking and the Peter Street car park just off Union Street.

The subject property is on that section of Union Street between South Street and Wine Street being approximately one minute from the main pedestrianised retail area of the town.

DESCRIPTION

The property comprises a shop with a self-contained one bedroom upper floor flat.



ACCOMMODATION (all areas are approximate net internal and are provided only for guidance purposes).

Shop	58 sq m (626 sq ft)
Flat	38 sq m (413 sq ft)
Total	96 sq m (1,039 sq ft)

TENURE

The property is available either freehold or leasehold. There is a lease in place until July 2019. We understand that the current tenants intend to vacate at that date.

GUIDE PRICE

£200,000

RENT

A new lease is offered at an equating rent of £14,000 per annum. The terms to be agreed and satisfactory references and/or a deposit will be required.

VAT

VAT is not chargeable on the sale price or rent.

RATEABLE VALUE (VOA Listing 2017)

Description – Restaurant and premises
Rateable Value - £4,950

If you qualify for small business rate relief you will not pay business rates.

Flat Band A (council tax)

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E (certificate reference number 0110-0031-2670-9603-9006)

VIEWING

For further information please contact the Sole Agents, **Chesters Commercial Ltd:**

Telephone: (01935) 415454

Email: info@chesterscommercial.com

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