

01935 415454

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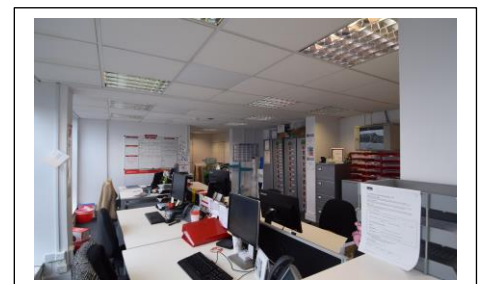
Chesters
Commercial



Broadway House, Peter Street, Yeovil, BA20 1PN

Mixed Use Investment for Sale

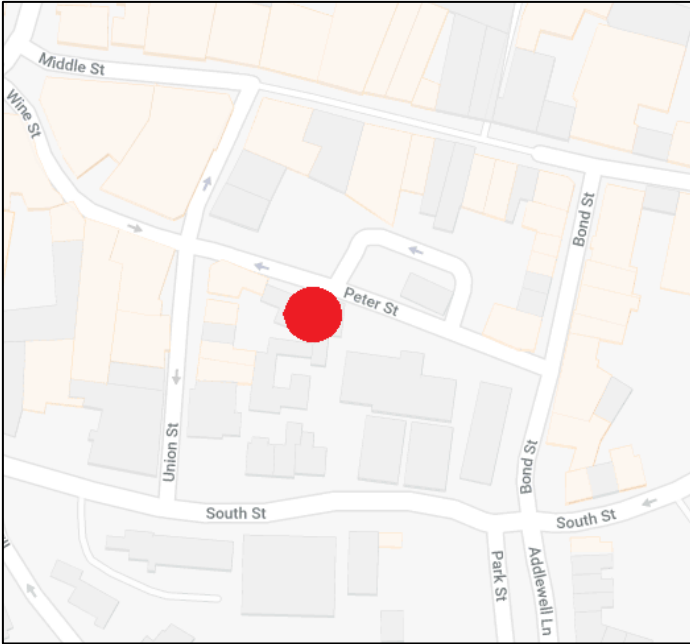
Guide Price £295,000



LOCATION

Peter Street is centrally located within Yeovil town centre and just to the south and parallel with Middle Street.

The subject property is opposite the Peter Street car park. The property is in close proximity for a number of well known retailers including Bath Travel, William Hill and Loders Butchers.



DESCRIPTION

The property comprises a 3 storey building. It is irregular in layout.

On the ground floor is a self-contained retail unit let to Adecco. To the rear of the ground floor is a self-contained ground floor flat which is not included in the sale. The upper parts comprise mainly an office suite let to the Family History Society. The adjoining occupier being Integrated Dental Holdings occupy part of the subject property, but which is accessed from their own adjoining property by way of interconnecting doors at first and second floor levels.

ACCOMMODATION (all areas are approximate)

Ground floor	588 sq ft (54.63 sq m)
First floor unit 1a	854 sq ft (79.36 sq m)
First floor unit 1b	350 sq ft (32.52 sq m)
Second floor unit 2a	478 sq ft (44.42 sq m)
Second floor unit 2b	470 sq ft (43.66 sq m)
Second floor unit 2c	369 sq ft (34.28 sq m)

Total accommodation approx. 3,109 sq ft (288.83 sq m)

TENURE

The property is available freehold subject to 3 leases as follows:

Ground floor	Adecco-Recruitment
Part 1 st floor	Somerset & Dorset Family History Society (1a)
Part 1 st floor	Integrated Dental Holdings (1b)
2nd Floor	Somerset & Dorset Family History Society (2a & 2c)
	Integrated Dental Holdings (2b)

The current rental income is £24,820 per annum

FINANCE ACT 1989

There is no VAT on the sale price

ENERGY PERFORMANCE CERTIFICATE

Certificate No: 0840-0536-2409-7207-8002

Asset Rating: E (104)

VIEWING

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

Telephone: (01935) 415454

Email: info@chesterscommercial.com

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