

3a Union Street, Yeovil, Somerset BA22 1PN
High Street Retail Investment

Gerrard Matthews
Chartered Surveyor



Blue chip covenant
Over 10 years unexpired – April 2027
2002 New Build and NO VAT

Location

Yeovil is located just off the A303 trunk road providing virtual dual carriageway links to Taunton (28 miles west) and London (125 miles east). The town is also served by rail (London Waterloo c2.5 hours) Yeovil has a population of approx 39,000 persons and catchment of 161,000. With competing centres being some distance away the town has an extended catchment area.

Situation

The property is located just metres off the prime pitch of Middle Street, the principal shopping area of Yeovil with the highest pedestrian flow in the town. Immediate multiples include WH Smith, Ernest Jones, Hays Travel, Costa etc.

Description

The property was built from new in 2001/2002.

It comprises a open plan steel framed building with block/brick build and a monopitch insulated steel profile roof behind a two storey facade

Plans

Pdf Floor Plans are available to interested parties

Lease

The entire property is let to for a term of twenty five years with effect from 31st May 2002 to William Hill Southern Limited with a guarantee from Organization Limited on full repairing and insuring terms subject to a tenant only break at the fifteen year subject to six months written notice. The tenants have not served this notice so wish to remain until 2027. Copy lease available on request

Rent

£31,000 per annum exclusive

Covenant Status

William Hill Organization Ltd (Co no.278208) for the period ended 29th December 2015 had a turnover of 873.9m, Pre Tax Profit of £246.4m and Net Assets/shareholders funds of £206.9m. Source Companies House Beta Website

Tenure

Freehold

Price

OIRO £450,000 Subject to Contract

Net Yield 6.6% net of costs (4.75%)

Rental Breakdown

The passing rent breaks back to £33.25ZA subject to 5% allowance for frontage to depth.

Accommodation

The approximate dimensions and floor areas are as follows (agreed at review in 2008):

Gross frontage	11.2m	37'0"
Net frontage	10.6m	34'9"
Shop Width	10.6m	34'9"
Shop depth	11.5m	37'9"
Ground floor sales	117.9sq m	1269 sq ft
ITZA		980 units

Estate Agents Act:

Please note the agent selling this property holds an interest in this property

Further information or viewing

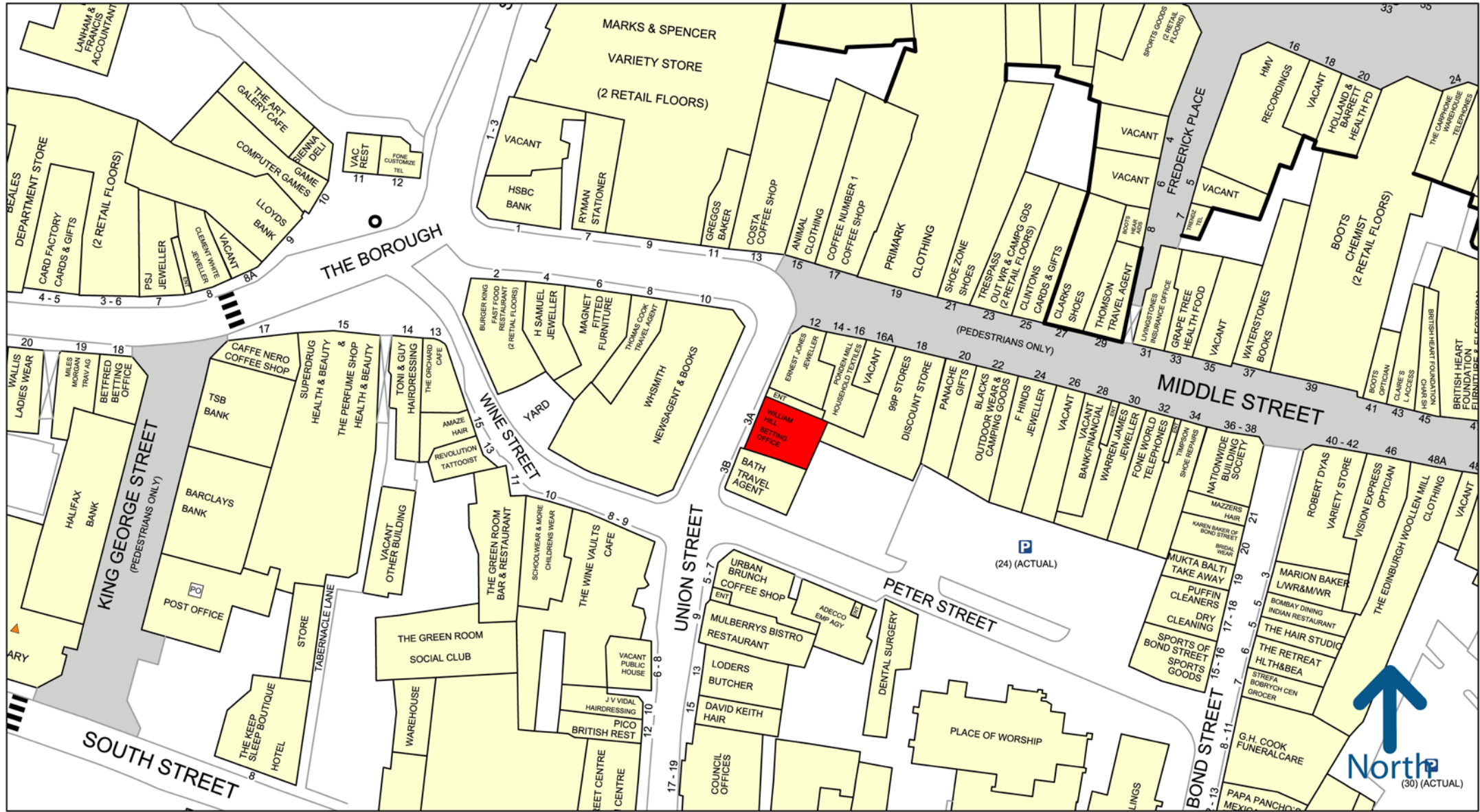
Gerrard Matthews BSc MRICS

T 01963 220267 M 07798 845626

Website www.gerrardmatthews.co.uk

email: gerrard@gerrardmatthews.co.uk

Notice (January 2017) Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:- iThe particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract iiAll descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are give in faith and are believed to be correct but any intending purchaser should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them iii The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Iv All descriptions, No person in the employment of Gerrard Matthews has authority to make or give representation or warranty whatsoever in relation to this property



50 metres

Experian Goad Plan Created: 04/01/2017
Created By: Matthews Properties Ltd



Copyright and confidentiality Experian, 2016. © Crown copyright and database rights 2016. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011