

Yeovil

32 Middle St BA20 1LY

- Prime Pitch
- A1 or A2 use
- No VAT
- 1250 sq ft Ground Floor Sales

Accommodation

The approximate dimensions and floor areas (measured off plan) are as follows:

Gross frontage	7.01 m	23'0"
Net frontage	6.27 m	20'7"
Net internal width	4.73 m	20'9"
Shop depth	18.29 m	60'0"
Ground floor Sales	58.62 sq m	1200 sq ft
First floor ancillary	44.0 sq m	474 sq ft
Second floor	44.13 sq m	475 sq ft
Parking at rear		

VAT

The Property is exempt from VAT

Tenure

Leasehold

Rent

On application

Further information or viewing

Please contact:- Gerrard Matthews BSc MRICS

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Situation

The property is situated in the prime pitch of Middle Street with immediate retailers including a new Primark department store, Boots, Clarks, Marks & Spencer, Waterstones etc.

Accommodation

The existing shop is to be widened into the passageway and to the rear to create an enlarged shop with rear parking and access/loading

Plans

Available to interested parties.

Rateable Value

£31,750, Rates payable in transition and for the year ending March 2019 is £24,701.19. This will eventually reduce to £15,430.50 on the basis of the current rate in the £ of 48.6p



Notice (March 2018)

Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:-

- 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.
- All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given 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
- No person in the employment of Gerrard Matthews has authority to make or give representation or warranty whatsoever in relation to this property

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcd.

Energy Performance Asset Rating

More energy efficient

A	91-100
B	81-90
C	71-80
D	61-70
E	51-60
F	41-50
G	1-40

135 This is a very energy efficient building.

Technical Information

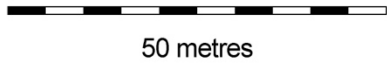
Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	194
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	134.9

Benchmarks

Buildings similar to this one could have rating as follows:	26
If newly built	70
If typical of the existing stock	

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



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