

Lot 27, Hendford Manor, 33 Hendford, Yeovil,

Somerset BA20 1UN

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Substantial Freehold Period Office Investment

www.acuitus.co.uk

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Property Information

Substantial Freehold Period Office Investment

- Let to Albert Goodman LLP Chartered Accountants
- Lease expires December 2025
- Approximately 6,348 sq ft with on-site parking
- Attractive Grade II listed detached office building
- Located on the southern outskirts of the town centre
- Future Residential / Change of Use Potential (subject to lease and consents)

Lot

27

Auction

22nd September 2022

Rent

£64,360 per Annum Exclusive
(3)

Sector

Office

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

25 miles east of Taunton, 42 miles south of Bristol

Roads

A30, A303, M5 (Junction 25)

Rail

Yeovil Junction (Direct to London Waterloo)

Air

Bristol Airport

Situation

Yeovil is a regional centre in south Somerset, strategically located to the south of the A303. The property is situated in Hendford on the southern outskirts of the town centre about 200 yards from its main retail centre facilities. Immediately to the rear of the property is a large public car park together with the Octagon Theatre.

Tenure

Freehold.

Description

The property comprises a detached Grade II listed period office building arranged on the ground, first and second floors and centered around a courtyard. The property also benefits from 12 parking spaces to the rear.

VAT

VAT is applicable to this lot.

Completion Period

Completion 31st October 2022

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.
Ground	Office/Ancillary	285.93	(3,078)	ALBERT GOODMAN LLP (2)	15 years from 30/12/2010 on a full repairing and insuring lease	£64,360 (3)
First	Office/Ancillary	272.82	(2,937)			
Second	Ancillary	30.98	(333)			
Total		589.73	(6,348)			£64,360 (3)

(1) www.voa.com

(2) www.albertgoodman.co.uk - Albert Goodman Chartered Accountants, Tax Consultants and Financial Planners have been established for over 150 years with offices in Yeovil, Taunton, Bristol, Weymouth and Weston-super-Mare.

(3) The passing rent under the terms of the lease is £61,000 per annum. Under a Supplemental Deed Licence, the landlord agreed to fund additional works to the building in return for an enhanced rent. The agreement, which is dated 24/09/2012 confirms that the landlord contributed £42,000 to the cost of improvement works for an agreed additional rent of £3,360 per annum. The Deed is supplemental to the main lease, the terms of which are otherwise unaffected.

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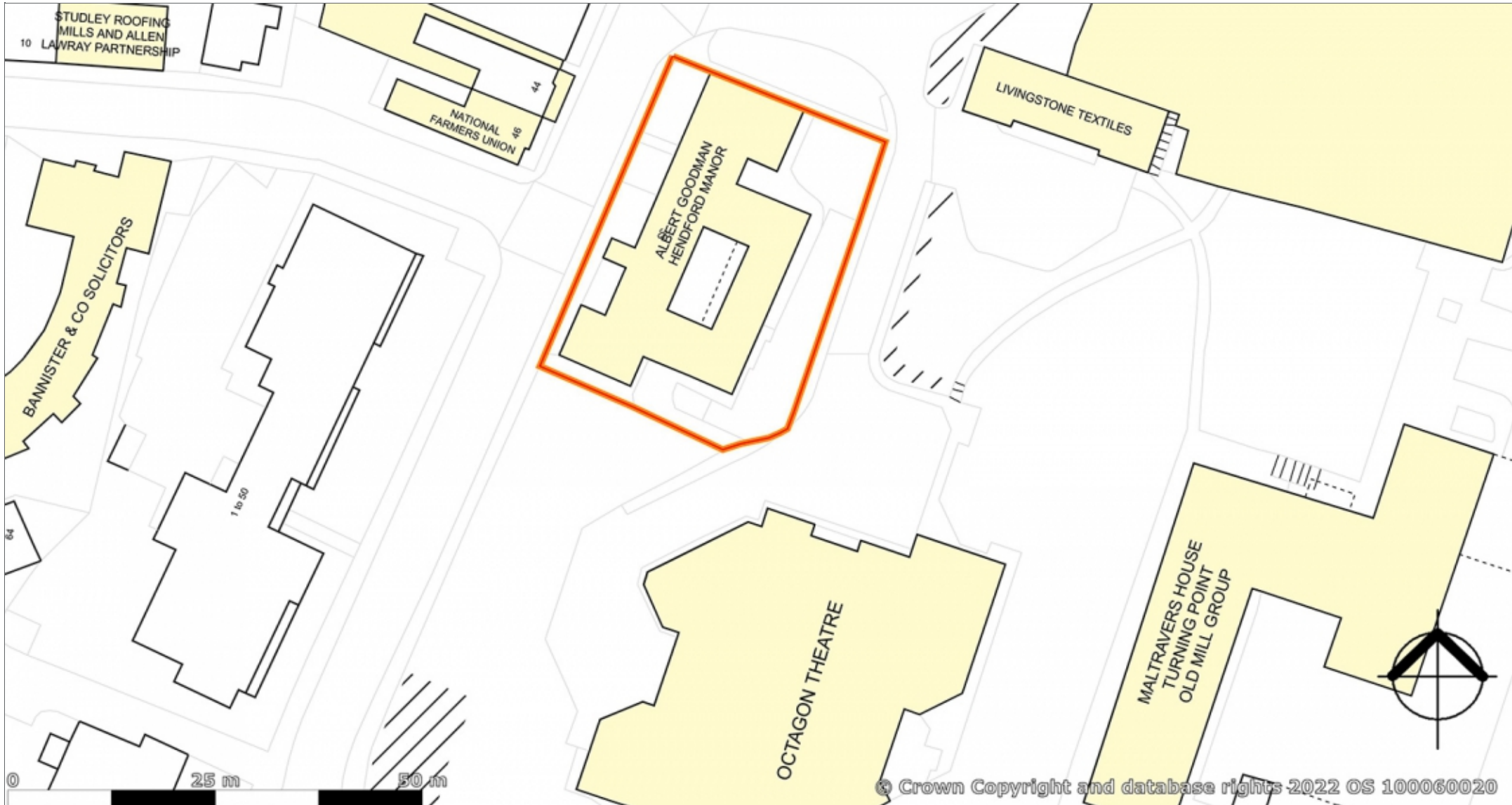
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September 2020

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