

# Lot 28, 1 High Street, Yeovil,

## Somerset BA20 1RE

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Prominent Freehold Retail and Commercial Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Prominent Freehold Retail and Commercial Opportunity

- Two buildings comprising approximately 4,500 sq ft arranged over five floors
- Former bank arranged on the ground floor and basement with separately accessed first, mezzanine, second & third floor commercial accommodation
- Change of use potential
- Prominent corner town centre location
- Of interest to investors, developers and owner occupiers

#### Lot

28

#### Auction

3rd November 2022

#### Rent

Vacant

#### Sector

Development

#### 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

The property is prominently situated at the junction of High Street & Princes Street, in the heart of the town centre, 500 yards west of The Quedam Shopping Centre. Nearby occupiers include Marks & Spencer, Card Factory and WH Smith.

### Tenure

Freehold.

### EPC

Ground Floor/Basement - Band D, Upper Floors - Band E

### Description

The property comprises two buildings providing a former banking hall on the ground floor and basement, accessed from an entrance at the junction of High Street and Princes Street, as well as separately accessed commercial accommodation on the first, mezzanine, second & third floors accessed from a separate entrance on Princes Street.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Former Banking Hall/Ancillary	157.93	(1,700)	VACANT
Basement	Ancillary	54.65	(585)	
First	Office/Commercial	91.50	(985)	
Mezzanine	Office/Commercial	10.22	(110)	
Second	Office/Commercial	76.18	(820)	
Third	Office/Commercial	27.82	(300)	
<b>Total</b>		<b>418.30</b>	<b>(4,500)</b>	

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## Contacts

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