# Dolphin House, 19-21 Hendford Yeovil, Somerset BA20 1TQ

Freehold Office Investment

- Tenants include Somerset County Council and Morson Wynnwith Limited
- Established office area in town centre location
- Approximately 854.1 sq m (9,193 sq ft)
- Nearby occupiers include Yeovil County Court, Chesterton Humberts and Job Centre
- On-site car parking for approximately 12 cars
- Six Week Completion Period Available

Rent £73,850 per annum (Subject to Note 3)

lot 27



Miles: 42 miles south of Bristol

48 miles north-west of Bournemouth 73 miles west of Southampton A3o, A3o3, A358, M5 (Junction 25) Yeovil Pen Mill Rail Station, Yeovil Junction Rail Station

Rail:

Air: Bristol Airport

Roads:

The property is situated on the eastern side of Hendford which adjoins the western end of High Street. The property benefits from its proximity to Petter's Way Public Car Park directly to the rear, and to the town's main shopping facilities along Middle Street. Other nearby occupiers in the vicinity include Yeovil County Court, Chesterton Humberts, Job Centre Plus, Red Berry Recruitment and Charles Bishop Ltd.

The property comprises office accommodation on ground, first and second floors. The property benefits from 12 car parking spaces to the rear, perimeter trunking, inset Category II lighting and a 6-person passenger lift.

Freehold.

VAT is applicable to this lot.

This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

## Tenancy and accommodation

Floor	Use	Floor Areas	(Арргох)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground First	Office Office	275.6 sq m 288.6 sq m		MORSON WYNNWITH LIMITED (1)	Tenancy at will from 23/12/2010 (2)	£47,600 (3)	
	Office & 4 Car Parking Spaces	289.9 sq m		SOMERSET COUNTY COUNCIL (4)	5 years from & including 27/11/2006 (5)	£26,250	(26/11/2011) (5)

# er details please contact:

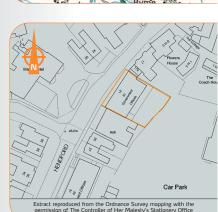
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Bradford