

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

lot 27

### 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 Plus
- On-site car parking for approximately 12 cars
- Six Week Completion Period Available

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



On behalf of Sarah Rayment  
& Shay Bannon of BDO LLP  
as Joint LPA Receivers

### Location

**Miles:** 42 miles south of Bristol  
48 miles north-west of Bournemouth  
73 miles west of Southampton

**Roads:** A30, A303, A358, M5 (Junction 25)

**Rail:** Yeovil Pen Mill Rail Station, Yeovil Junction Rail Station

**Air:** Bristol Airport

### Situation

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.

### Description

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.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

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 (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Office	275.6 sq m (2,966 sq ft)	<b>MORSON WYNNWITH LIMITED (1)</b>	Tenancy at will from 23/12/2010 (2)	£47,600 (3)	
First	Office	288.6 sq m (3,107 sq ft)				
Second	Office & 4 Car Parking Spaces	289.9 sq m (3,120 sq ft)	<b>SOMERSET COUNTY COUNCIL (4)</b>	5 years from & including 27/11/2006 (5)	£26,250	(26/11/2011) (5)
<b>Totals</b>		<b>854.1 sq m (9,193 sq ft)</b>			<b>£73,850 (Subject to Note 3)</b>	

(1) Morson Wynnwith Limited enjoys a first class reputation within engineering, technical, airline and airport industries for providing premium recruitment services and are the supplier of choice for many blue chip employers. (Source: www.wynnwith.com 06/06/2011) (2) The tenant is occupying under a tenancy at will following the administration of the previous tenant Wynnwith Group Ltd in 2010. The surrender of the previous leases occurred on 22nd December 2010. The tenancy at will is determinable at any time. (3) The rent stated is the combined annual rent payable under the previous leases. This rent combined with the service charge and insurance previously payable has been calculated to total an all inclusive daily rate of £206.98 which is now payable by the tenant under the tenancy at will. (4) Somerset County Council is made up of four Directorate – Children and Young People, Community, Environment, and Resources. Somerset County Council is part of a joint venture between Taunton Deane Borough Council, Avon & Somerset Police and IBM, which form Southwest One. (Source: www.somerset.gov.uk 06/06/2011) (5) Somerset County Council and the vendor are in the process of agreeing a 12 month extension to the lease on the same terms. Heads of Terms have been issued and are in the solicitor's hands. For further information, please refer to the Auctioneers.

### For further details please contact:

**Jo Cordrey**  
Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.  
Email: jo.cordrey@acuitus.co.uk

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857 Fax: +44 (0)20 7034 4869.  
Email: gwen.thomas@acuitus.co.uk

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

### Solicitors:

**CMS Cameron McKenna LLP**  
Mitre House, 160 Aldersgate Street,  
London EC1A 4DD.  
Tel: +44 (0)20 7367 3323 Fax: +44 (0)20 7367 2000.  
Email: katie.paul@cms-cmck.com  
Ref: Katie Paul.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 100020449. For identification purposes only.