

## 47 Middle Street, Yeovil Somerset BA20 1LG

lot 29

### Freehold Retail Investment

- Let to British Heart Foundation on new 10 year lease
- Close to the Quedam Shopping Centre
- Prominent position in prime town centre location
- Other local retailers include Boots the Chemist, Specsavers and Waterstones

Rent  
**£70,000**  
per annum  
exclusive  
(subject to  
Note 1)



### Location

Miles: 42 miles south of Bristol  
25 miles east of Taunton  
41 miles north-east of Exeter

Roads: A30, A303, M5 (Junction 25)

Rail: Yeovil Junction (London Waterloo in approximately 2 hours 20 minutes)

Air: Bristol Airport

### Situation

The property is situated in the prime pedestrianised town centre. Other nearby retailers include The Quedam Shopping Centre, Boots the Chemist, Specsavers and Waterstones.

### Description

The property comprises a ground floor retail unit with a mezzanine floor and three further floors above.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	325.65 sq m (3,504 sq ft)	<b>Entirely let to BRITISH HEART FOUNDATION (1)</b>	10 years from 11/07/2011 to and including 10/07/2021	£70,000 (2)	11/07/2016
Ground	Storage	125.09 sq m (1,346 sq ft)				
Mezzanine		16.36 sq m (176 sq ft)				
First		312.27 sq m (3,360 sq ft)				
Second		101.39 sq m (1,091 sq ft)				
Third		58.55 sq m (630 sq ft)				
<b>Totals</b>		<b>939.31 sq m (10,107 sq ft)</b>			<b>£70,000</b>	

(1) British Heart Foundation is a leading UK charity established in 1961 and currently trade from approximately 642 shops, which include furniture and electrical stores. In addition they operate an on-line store. Website Address: [www.bhf.org.uk](http://www.bhf.org.uk)

(2) Under the terms of the lease, the rent for the first three years is £65,000 pax, rising to £70,000 pax in year 4. The seller will top up the rent so that the property will effectively produce £70,000 per annum from the completion of the sale.

(3) The property has approximately £100,000 of capital allowances available.

### For further details please contact:

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