



Superdrug, 15/16 High Street, Yeovil, Somerset, BA20 1RQ

- Prime Town Centre Location
- Full Building
- New 10 year Lease
- Passing £80,000per annum
- Superdrug In Situ For 26 years
- V.A.T Free Investment
- Price: o/o £1,000,000

LOCATION

The property is situated on the South side of High Street at its junction with Wine Street and Silver Street on a main thoroughfare in Yeovil.

Yeovil is a historic market town in South Somerset, England, located in the South West of the country. It lies close to the border with Dorset, approximately 42 miles (68 km) south of Bristol, 28 miles (45 km) east of Taunton, and 126 miles (203 km) west of London. Situated in the Yeovil Scarplands, the town serves as an important commercial and administrative centre for South Somerset. With a town population of around 50,000 (built-up area), Yeovil benefits from a wide catchment area that extends across South Somerset and into parts of Dorset and Wiltshire, serving a regional population of well over 100,000. The town is well connected by road via the A30 and A37, and has two railway stations — Yeovil Pen Mill and Yeovil Junction — offering direct services to Bristol, Weymouth, London Waterloo, and other destinations. It also benefits from a central bus station with frequent local and regional services.

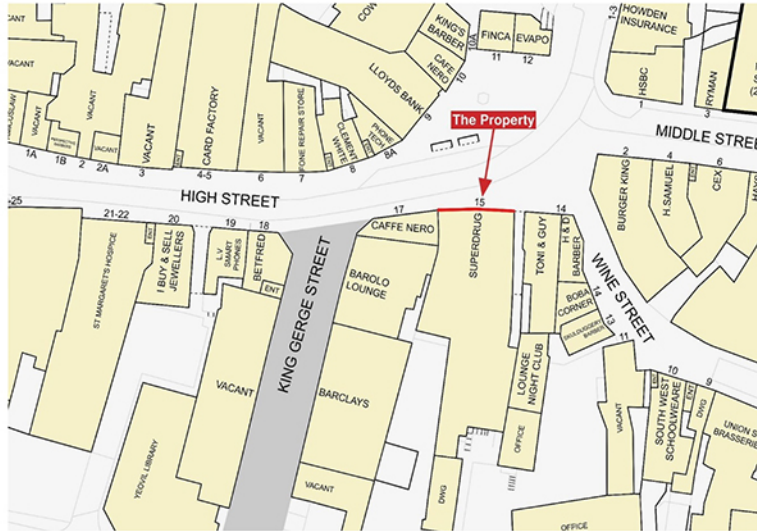
PROPERTY

The property comprises a full substantial 3 storey building surmounted by a pitched roof. The property offers substantial aluminium framed and glazed frontage with multiple automatic entrance doors. Internally the property has been extensively fitted out by the tenant to their corporate specifications with recessed lighting with the suspended acoustic tile ceiling. Partitions have been erected to the rear to access the upper floors providing storage, staff facilities, w.c's and office.

AREA

Ground - 431.52 sq m (4,645 sq ft)
First - 424.00 sq m (4,564 sq ft)
Second - 81.00 sq m (872 sq ft)

Total - 936.52 sq m (10,081 sq ft)



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LEASE SUMMARY

The property is held on a full repairing and insuring head lease expiring 2036 at a passing rent of £80,000 per annum. Superdrug have been in out since 2000. There are rent reviews and tenants option to determine on 17th February 2031.

Superdrug is one of the UK's leading health and beauty retailers, operating approximately 780 stores across the UK and Ireland (of which around 747 are in the United Kingdom). The company employs an estimated 13,000 to 14,000 staff nationwide and generated an annual turnover of £1.634 billion in the financial year ended December 2024, representing a 7% increase on the previous year, with pre-tax profits of £136.8 million. As the second-largest health and beauty chain in the UK behind Boots, Superdrug continues its expansion strategy with plans to open an additional 30 stores in 2026 and remains a key subsidiary of the AS Watson Group.

SALE

The property is available on a freehold investment basis for o/o £1,000,000

V.A.T

The transaction will not attract V.A.T.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.