

Symonds  
& Sampson



8-10 South Western Terrace, Yeovil, BA20 1NB

£30,000 Per Annum

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Yeovil  
BA20 1NB

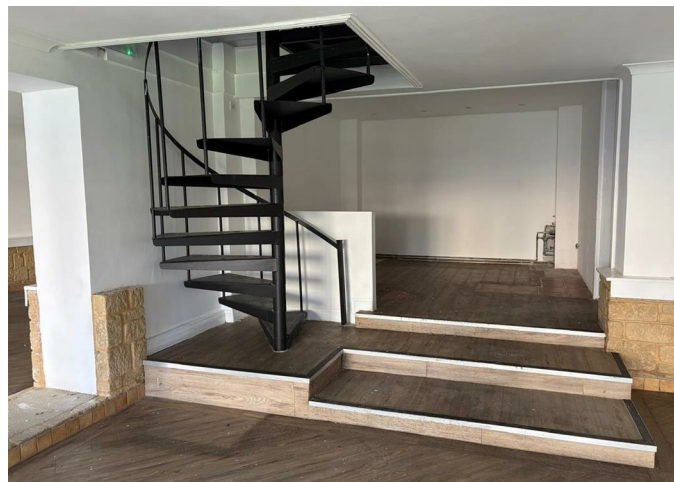
Class E unit, available to let with flexible terms.

 1706.00 sq ft

- For use under class E
  - Prime location
- Flexible lease terms available
- First availability in 40 years
- Ready for tenants to fit out to their own specification.

£30,000 per annum

Yeovil Commercial  
01935 423526 - Option 3  
[yeovil@symondsandsampson.co.uk](mailto:yeovil@symondsandsampson.co.uk)



## THE PROPERTY

The premises at 8-10 South Western Terrace comprise a versatile ground floor retail/restaurant unit suitable for a wide range of uses falling under Use Class E.

The property has successfully accommodated both retail and restaurant operators for more than four decades, benefiting from its highly prominent position on South Western Terrace. This visibility, combined with strong footfall and excellent presence onto one of Yeovil's key commercial frontages, has contributed to its long-standing appeal. As a result, this is the first time in over 40 years that the premises have been made available to let on the open market.

The unit will be handed over in a 'white box' condition, providing a clean, flexible shell ready for the incoming tenant to complete their own bespoke fit-out to suit their operational requirements.

The property provides 1,706 sq ft of internal accommodation, offering a generous and flexible trading area suitable for a variety of layout configurations. In addition, the premises benefit from an external forecourt seating area of approximately 129 sq ft, enhancing the opportunity for outdoor dining, display, or customer waiting space, subject to the occupier's requirements.

First floor residential accommodation available by separate negotiation.

## LOCATION

The property is situated in an elevated position on South Western Terrace, immediately adjacent to Yeovil's main leisure complex and within the heart of Yeovil Town Centre. Yeovil has a resident population of approximately 47,000, and serves a wider, affluent rural catchment of around 250,000 people within a 20-minute drive time.

The town is the principal commercial and retail hub for South Somerset, benefiting from strong transport links and a healthy mix of national and regional occupiers. This established trading environment supports a diverse range of businesses and attracts consistent footfall throughout the day and evening.

Nearby food and beverage operators include Nando's, Kaspas, Caprinos, and Burger To Go, among others, creating a vibrant leisure and dining destination within the immediate vicinity.



## DIRECTIONS

The property is easy to locate, positioned in an elevated spot along South Western Terrace in Yeovil town centre. From the main leisure complex, simply head along South Western Terrace and the premises sit just a short distance away. Alternatively, from the town centre, walk towards the leisure quarter and the property will be found on the terrace level, neighbouring well-known operators such as Nando's and Kaspas.

## SERVICES

Mains electricity, water, drainage and gas.

## TERMS

The property is available by way of a new lease on terms to be agreed.  
Rental incentives are available.

## LOCAL AUTHORITY

Somerset Council - Tel: 0300 123 2224

## RATEABLE VALUE

The property has an RV of £27,000.

## EPC

TBC

## WHAT3WORDS

///cheese.herbs.basket

## CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.





GDR/YEO/Apr 26



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