



## INVESTMENT FOR SALE, Broadway House Peter Street, Yeovil BA20 1PN

### FOR SALE

Area: 3,109.00 sq ft (288.84 sq m) | Price: £280,000

#### LOCATION:

The property is located in the centre of town in a strong secondary trading location.

It is ideally located for the town centre car parks and a short walk from the Quedam shopping centre. Peter Street is readily accessed off South Street and parallel and to the south of Middle Street.

The property is opposite the Peter Street Public Car Park.

The property is in close proximity to a number of long established Yeovil occupiers including Loders Butchers and the Union Street Brasserie.

#### KEY FEATURES:

- Town centre location
- Fully let mixed use investment
- Opposite Peter Street carpark
- Established and well regarded tenants
- 2 self contained suites - retail/office
- Passing rent £25,500 pa
- Located just off the popular Middle St.
- Floor plans available

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### DESCRIPTION:

The property comprises a 3 storey building. It is irregular in layout. On the ground floor is a self-contained retail unit let to the Somerset and Dorset Family History Society (SDFHS).

To the rear of the ground floor is a self-contained ground floor flat which is not included in the sale.

The upper parts comprise a further self contained office suite also let to the SDFHS.

The adjoining occupier being Whitecross Dental Care Ltd occupy part of the property, but which is accessed from their own property by way of interconnecting doors at first and second floor levels.

Whitecross Dental Care Ltd are a significant business with a Low Risk Credit Score and turnover in excess of £350m. The Somerset and Dorset Family History Society are a local long established and well regarded community interest group.

Floor plans are available to download from our website.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Ground Floor	588.00	54.63
First Floor	1,204.00	111.86
Second floor	1,317.00	122.35
<b>TOTAL</b>	<b>3,109.00 sq ft</b>	<b>288.84 sq m</b>

### TENURE:

The property is let by way of 3 leases/2 tenants at a rent of £25,500 pa. The Whitecross lease expires in 2033 and the SDFHS leases expire in 2028. Further details are available on application including credit reports where applicable.

**EPC:** E 104      **VAT:** There is no VAT on the sale price

**SERVICE CHARGE:** There is an ad hoc service charge in place      **RATES:** (VOA listing 2023) Description - Office and Premises Ground Floor RV - £5,000 Suite 1a RV - £11,000

**INSURANCE:** The property is insured by the freeholder with the premium re chargeable to the tenants.

### CONTACT:



**Chesters Harcourt**  
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