



SHOP TO LET, 35 Forest Hill, Yeovil BA20 2PH

TO LET

Area: 1,259.00 sq ft (116.96 sq m) | Rent: £10,800 PA |

LOCATION:

The shop is located in a neighbourhood shopping precinct on Forest Hill which runs between Lysander Road and West Coker Road in Yeovil. It is close to Leonardo Helicopters. Other retailers include a Chinese Takeaway, a Premier convenience store and a hairdressers.

There is a large free public car park adjoining.

KEY FEATURES:

- Lock up shop with basement storage
- New flexible lease is offered
- Shop circa 620 sq ft
- Large public car park
- Popular neighbourhood shopping parade
- Floorplan Available
- Store/workshop circa 640 sq ft
- Close to Leonardo

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DESCRIPTION:

The property comprises a split level lock up shop together with a large basement store room/workshop.

The shop is rectangular with a modern single shop front in all some 620 sq ft.

An internal staircase provide a lower ground floor rear access shared with an upper floor flat separately occupied.

There is in addition a lower ground floor store in all some 640 sq ft with a goods loading door off the rear loading yard.

There is a large car park.

A service charge is applicable in relation to common area upkeep.

A fair proportion of building insurance is payable.

A floor plan is available on our website.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Building Area	1,259.00	116.96
TOTAL	1,259.00 sq ft	116.96 sq m

TENURE:

A new lease is offered on terms to be agreed. References and/or a deposit may be required.

EPC: C **VAT:** VAT is not applicable

LEGAL COSTS: Each individual is responsible for their own legal costs. **RATES:** RV £11,000
This is the rateable value for the property. It is not what you pay in business rates or rent. Small business rate relief is applicable.

CONTACT:



Chesters Harcourt
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info@chestersharcourt.com

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