

6 WEEK COMPLETION



SITUATION

Located in this well-established industrial estate amongst such other occupiers including **Screwfix**, **Plumbase**, **Ablebox** and **Europcar** and being approx. 1 mile from the town centre. Yeovil Junction Rail Station (South-West Mainline) provides a regular train service to London Waterloo. Yeovil is a market town situated some 12 miles north of Dorchester and 40 miles south of Bristol with good road links to the M5 (Junction 25) and A303 which links to the M3 (Junction 8).

PROPERTY

A single storey **Detached Warehouse with front Trade Counter** situated upon a rectangular site which includes a front forecourt for parking approx. 6 cars and a side service road allowing vehicular access and loading. In addition, the property benefits from a roller shutter door.

ACCOMMODATION

Warehouse

GIA Approx. 4,855 sq ft incl. 2 WCs

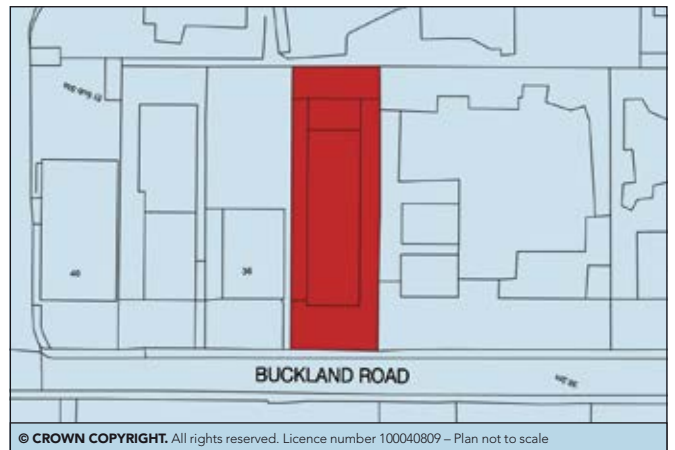
VAT is NOT applicable to this Lot

FREEHOLD

£4,728 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page



TENANCY

The entire property is let on a full repairing and insuring lease from 7th February 1967 to 31st March 2065 (**thus having approx. 47¾ years unexpired**) to **J S Partners & Co. Ltd** at a current rent of **£4,728 per annum** exclusive.

Rent Reviews February 2027 and 20 yearly based on site value.

Note: The lessees have informed us that they have sublet to a connected company.

VENDOR'S SOLICITORS
Goodman Derrick LLP – Tel: 020 7404 0606
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts