



SITUATION

Occupying a prominent position, diagonally opposite the junction with Bond Street in the town's pedestrianised retail thoroughfare, adjacent to **Boots Pharmacy**, opposite **Robert Dyas** and amongst other multiple retailers as **Waterstones, Marks & Spencer, TUI, Clarks, Costa** and many others.

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 mid terrace building comprising a large **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	39'11"
Internal Width	38'5"
Shop & Built Depth	42'5"
Area incl. 3 Consulting Rooms	Approx. 1,435 sq ft

First Floor Ancillary

Area	Approx. 830 sq ft
2 WCs	

Total Area **Approx. 2,265 sq ft**

VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Boots Opticians Professional Services Limited (having over 600 branches) (T/O for Y/E 31/08/2021 £355.7m, Pre-Tax Profit £24.1m and Shareholders' Funds £133.67m)** for a term of 5 years from 1st October 2020 (**renewal of a previous lease – in occupation since 2009**) at a current rent of **£35,250 per annum** exclusive.

Tenant's Break October 2023

£35,250 per annum

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Joint Auctioneers

Day and Bell Surveyors
Tel: 020 8445 3611 Ref: Alex Mason
Email: alex.mason@dayandbell.co.uk

Vendor's Solicitors

Michelmores
Tel: 01392 688 688 Ref: Richard Walford
Email: richard.walford@michelmores.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property

