SITUATION

Located near to the junction with Frederick Place in a prominent position on the town's pedestrianised retail thoroughfare, adjacent to **Clarks** and amongst other multiple retailers as **Marks & Spencer**, **Peacocks**, **Costa**, **WHSmith**, **Poundland**, **Greggs**, **Boots** 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 terraced building comprising a **Ground Floor Shop** with two internal staircases to **Ancillary Accommodation** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'7"	
Internal Width	17'2"	
narrowing at rear to	15'11"	
Shop Depth	74'0"	
Built Depth	87'1"	
Sales/Store Area	Approx.	1,334 sq ft
First Floor Ancillary		
Area	Approx.	654 sq ft
2 WCs		
Second Floor Ancillary		
Area	Approx.	323 sq ft
Total Area	**Approx.**	**2,311 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a Schedule of Condition) to **Esquire Retail Limited t/a Clinton Cards (having 225 branches)** for a term of 3 years from 25th April 2020 at a current rent of **£18,000 per annum** exclusive.

Note 1: The tenants did not operate their 2022 break clause and have offered to take a new 5 year lease from April 2023 with 3 months rent free and a break after 3 years at a rent of £4,000 p.a. The Vendor has not accepted this proposal.

Note 2: The Unit has traded as Clinton Cards since at least 2010.

£18,000 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

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

Interior of shop

SILVER STREET

(2 RETAIL FLOORS)

LES AMIS BAR & REST

FRESH CAFE

VODAFONE TELEPHONE
THREE TELEPHONE
DIVE ACADEMY SPORTS G

VACANT

PANDORA JEWELLER

DANDELION CO INT DECOR
PURE NUTRITION HEALTH FOOD

YEOVIL ART & CRAFT

THE WORKS BOOKS

OPTHALMOLOGY DIAGN HEALTH CENTRE

NEW LIFE LADIES & MENS WEAR

EAST VILLE PROJECT SECONDHAND GOODS

GEEK PORTAL COMIC

ROBS SHOP GIFTS

O2 TELEPHONES

BOSWELLS CAFE

POT DOODLE CHINA & GLASSWARE

TAKE NO WRAP GROCER

VICARAGE WALK

USC LADIES & MENS WEAR

VIENNA GALLERY ART GALLERY (RETAIL)

CALENDAR CLUB GIFTS

NM MONEY FIN ADV

VACANT

SPORTS GOODS (2 RETAIL FLOORS)

JD SPORTS G (2 RETAIL FLOORS)

HMV RECORDINGS

THE HUDDLE CWR

HOLLAND & BARRETT HEALTH FD

GIFTS

EE TELEPHONES

GIFTS

ELEPHANT MOON (2 RETAIL FLOORS)

CHARITY SH

MARKS & SPENCER VARIETY STORE (2 RETAIL FLOORS)

A-PLAN INSURANCE OFFICE

HSBC BANK

RYMAN STATIONER

GREGGS BAKER

COSTA COFFEE SHOP

WELDMAR HOSPICE CARE

COFFEE NUMBER 1 COFFEE SHOP

PRIMARK CLOTHING (3 RETAIL FLOORS)

SHOEZONE SHOES

VACANT

VACANT (2 RETAIL FLOORS)

CLINTONS CARDS & GIFTS

CLARKS SHOES

ANYTIME FITNESS HEALTH CLUB

FREDERICK PLACE

GLOBAL EDUCATION TRUST CHARITY SHOP

FIRENZE TEL

BOOTS HEAR AIDS

TUI TRAVEL AGENT

HEALTH CENTRE

GRAPE TREE HEALTH FOOD

JULIAN CHARLES SOFT FURNISHINGS

WATERSTONES BOOKS

BOOTS CHEMIST (2 RETAIL FLOORS)

BOOTS OPTICIAN

VACANT

VACANT

UNDER ALTERATION

ADVICE CENTRE

MIDDLE STREET

WINE STREET

BURGER KING FAST FOOD RESTAURANT (2 RETAIL FLOORS)

H SAMUEL JEWELLER

CEX ENTERTAINMENT EXCHANGE COMPUTER GAMES

HAYS TRAVEL TRAVEL AGENT

YARD

WHSMITH NEWSAGENT & BOOKS & POST OFFICE

ERNEST JONES JEWELLER

MILES MORGAN TRAV AG

FONE WORLD TEL

POUNDLAND DISCOUNT STORE

PDSA CHARITY SHOP

BLACKS OUTDOOR WEAR & CAMPING GOODS

F HINDS JEWELLER

VACANT

YEOVIL BARBER HAIRDRESSING

WARREN JAMES JEWELLER

CANCER RESEARCH UK CHARITY SHOP

TIMPSON SHOE REPAIRS

NATIONWIDE BUILDING SOCIETY

ROBERT DYAS VARIETY STORE

VISION EXPRESS OPTICIAN

BREAD (FITTING OUT)

GINGER CHOPS HAIRDRESSING

SPECSAVERS OPTICIAN & SPECSAVERS HEARING AIDS

ST. MARGARET'S SOMERSET HOS

CHARITY SH

WILLIAM HILL BETTING OFFICE

VACANT

MAZZERS HAIR

KAREN BAKER OF BOND STREET

BRIDAL WEAR

MUKTA BALTI TAKE AWAY

PAPA JOHN'S PIZZA T/A

EASTERN EUROPEAN FOODS GROCER

BOMBAY DINING INDIAN RESTAURANT

CAR WASH

THE GREEN ROOM BAR & RESTAURANT

SCHOOLWEAR & MORE CHILDRENS WEAR

UNION STREET BRASSERIE BRITISH RESTAURANT

TIZZY'S CAFE

ADECCO EMP AGY

UNION STREET

PETER STREET

P (24) (ACTUAL)

YMCA