

Development Opportunity

FOR SALE

57/59 Middle Street

Yeovil, Somerset, BA20 1LQ

- 1st and 2nd Floors totalling approximately 190 sqm (2,045 sqft) with residential conversion potential for 4 one bedroom apartments
- Situated in prime pedestrianised area, overlooking the recently completed amphitheatre
- Freehold For Sale

Sale Guide Price £110,000

Location

Yeovil is a market town located circa 40 miles south of Bristol and 28 miles east of Taunton, and with a population of 42,000. The town lies at the junction of the A30 and A37, with the A303 4 miles to the north providing access to the rest of the major road network. There are no competing retail centres nearby.

The property is situated in a prime location on the north side of the main pedestrianised section of Middle Street overlooking the completed amphitheatre and adjoining the Entertainer Retail Premises Close to the entrance to the Quedam Centre. Other nearby occupiers include Vision Express, Specsavers Santander Bank, Boots and Waterstones.

Description

As shown on the attached plans the property comprises the first and second floors of 57-59 Middle Street with self contained ground floor side access..

Planning Permission was secured for conversion of the upper floors to fiour flats as shown on the plans. The planning permission was not implemented and a new planning application will need to be submitted.

Accommodation

The property has the following approximate floor areas

First Floor	1,025 sqft	95 sqm
Second Floor	1,025 sqft	95 sqm

Services

Electricity, mains water and drainage are connected to the property

Tenure

The Freehold will be sold subject to a 999 year long leasehold interest in respect of the ground floor shop premises at a peppercorn rent with the long leasehold contributing a fair proportion of building insurance

Sale Price Guide

£110,000

VAT

It is understood that the property is not opted for tax and VAT will not be charged on the purchase price

Legal Costs

Each party to bear their own legal costs.

EPC

The property has a "C" Rating EPC

Fixtures & Fittings

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

Viewing

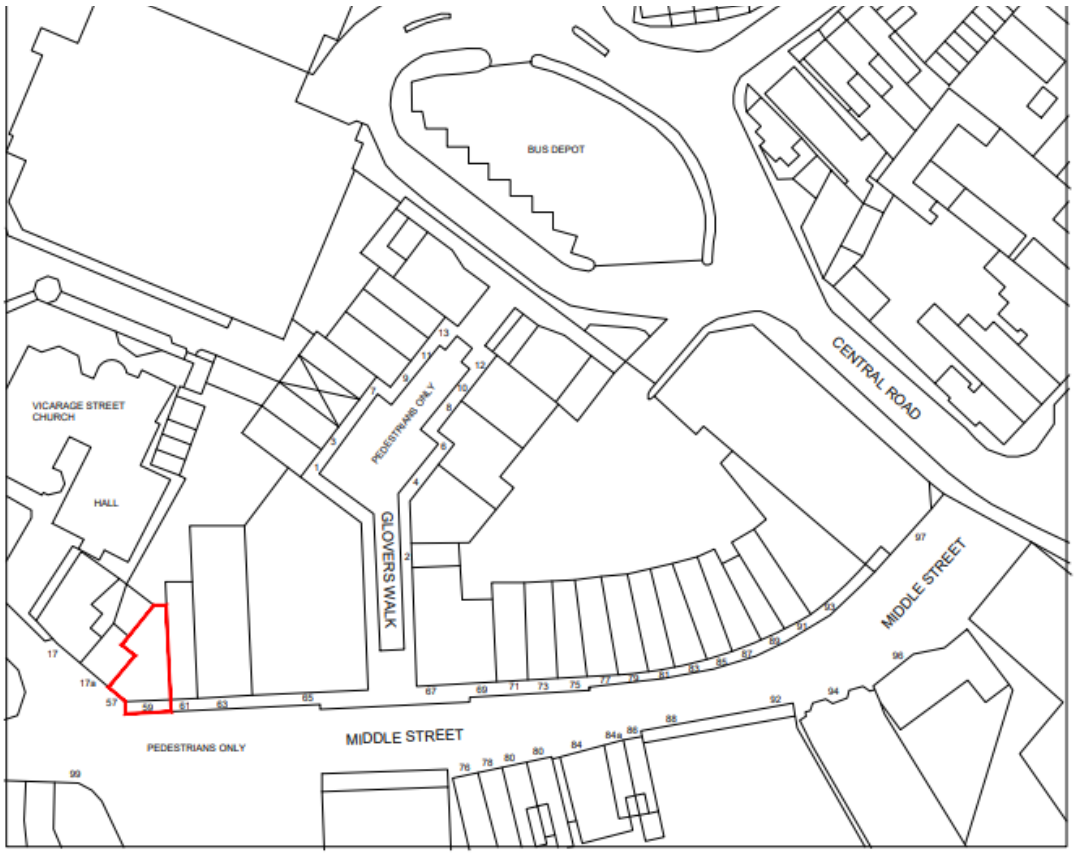
Strictly by appointment with agents:-
Robert Clark Greenslade Taylor Hunt
22 Princes Street, Yeovil, Somerset, BA20 1EQ
Telephone: 01935 423474 / 07767 637284
Email: robert.clark@gth.net

Important Notice
These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Important Notice

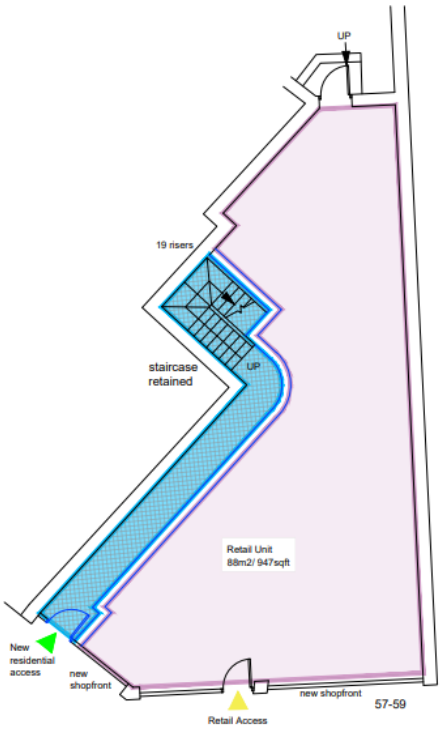
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Site outlined in RED

Site Location Plan

SCALE 1:1250



Proposed Ground Floor Plan

SCALE 1:100



Proposed First Floor Plan

SCALE 1:100



Proposed Second Floor Plan

SCALE 1:100