

FOR SALE

53/55 Middle Street

Yeovil, Somerset, BA20 1LG

- Self contained upper floors totalling approximately 158 sqm (1,700 sqft)
- Planning Permission for conversion to 4no 1 bedroom flats
- Scope for roof extension for additional 2 apartments (STP)
- No S106 or CIL or phosphates lisabilities
- Situated in prime pedestrianised area, overlooking the nearly completed amphitheatre with return frontage to Vicarage Street
- Freehold For Sale .

Sale Guide Price £145,000

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 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 53-55 Middle Street with self contained ground floor rear access off Vicarage Street .

Planning Permission was secured in November 2025 for conversion of the upper floors to fiour one bedroom flats as shown on the plans.
Bin provisions for the upper floors will be offered with access rights to the basement plant room for shared utilities purposes.

There is, subject to planning, the potential to add a further storey at roof level to provide an additional two apartments.

Planning link: https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=T07AD6OW0L300&activeTab=summary Planning reference: 25/01905/P3MA ('South Somerset Planning Portal via Somerset Council)

Accommodation

First Floor	830 sqft	77.09 sqm
Second Floor	870 sqft	80.81 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

£145,000

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

An EPC has been ordered

Fixtures & Fittings

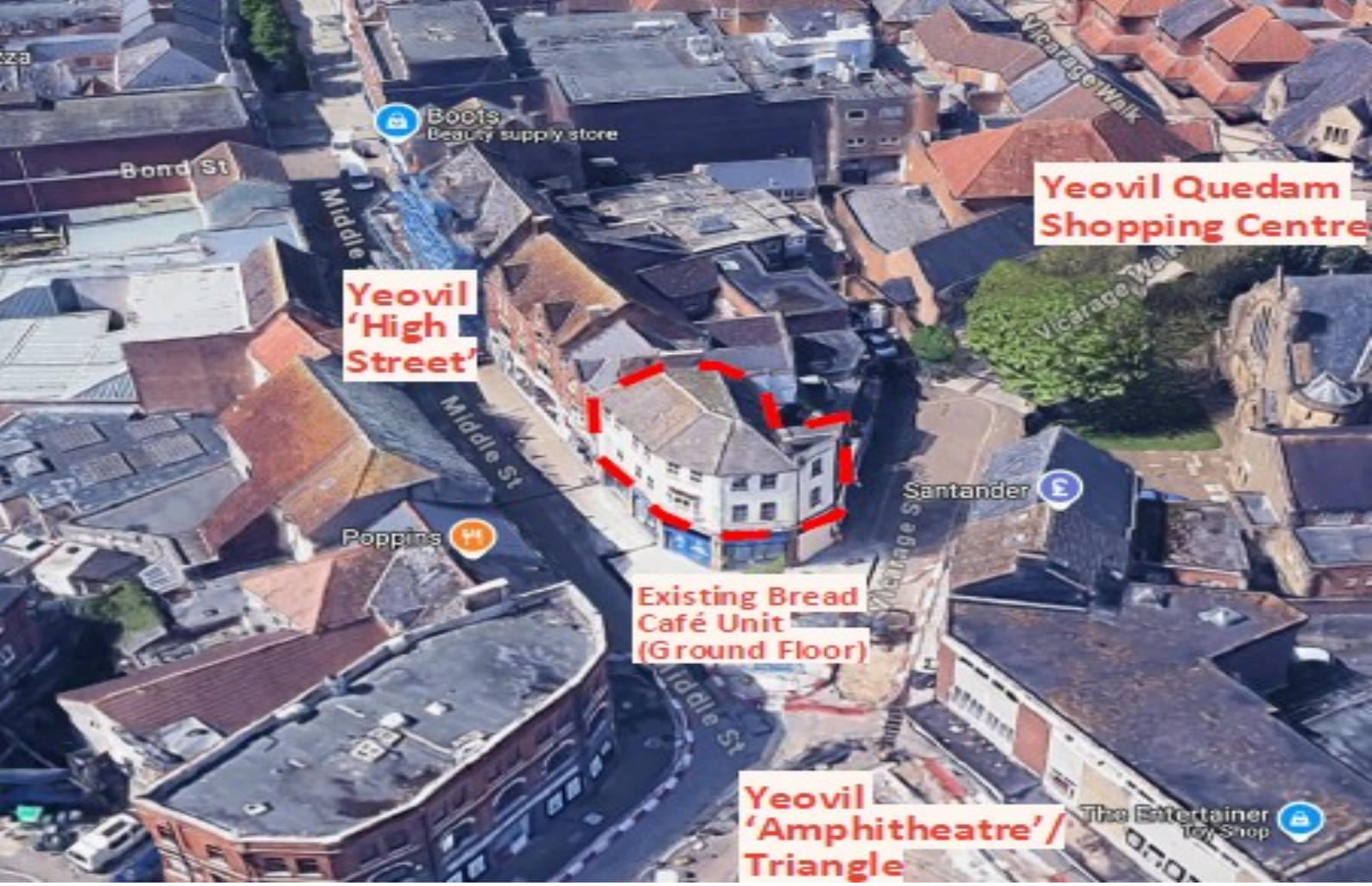
All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

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

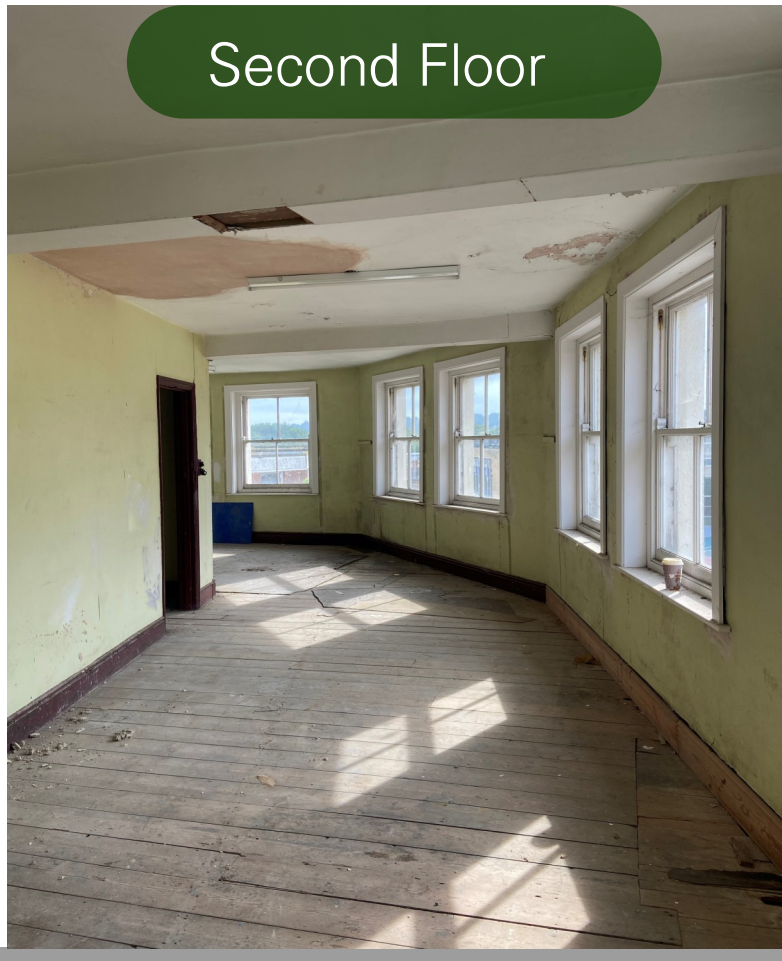
These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



First Floor



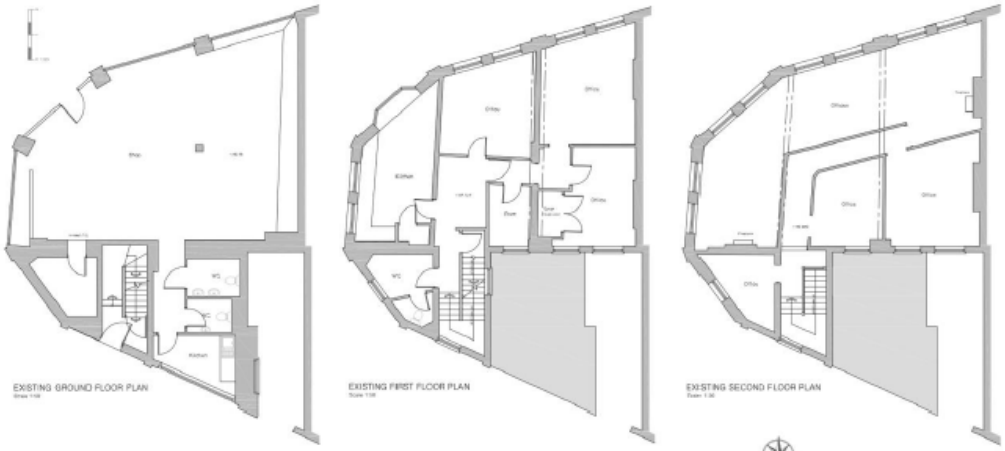
Second Floor



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Existing Plans







Proposed Plans





