



YEOVIL

19 Middle Street

Location

These premises offer a rare opportunity to acquire large space in prime Yeovil. The premises benefit from frontages onto prime Middle Street and also the Quedam Shopping Centre. Nearby occupiers include **Marks & Spencer, Top Shop, Clintons** and **Game**, the exact position can be seen on the goad extract overleaf.

Accommodation

The premises are arranged on ground, basement and three upper floors to provide the following approximate areas and dimensions:

Gross frontage to:

Middle Street	45 ft 8 ins	13.91 m
---------------	-------------	---------

Gross frontage to:

Vicarage Walk	56 ft 6 ins	17.22 m
Ground Floor	11,703 sq ft	1,087 sq m
Basement	1,372 sq ft	127.5 sq m
First Floor	12,177 sq ft	1,131 sq m
Second Floor	9,241 sq ft	859 sq m
Third Floor	1,683 sq ft	156 sq m
Total	36,177 sq ft	3,361 sq m

NB: The premises may be capable of splitting. Further details on request.

Rent

On application.

Lease Term

Subject to the Landlord gaining possession the premises can be offered by way of a new 15 year FRI lease.



Photo of Quedam Centre frontage

Business Rates

Following a verbal enquiry with the Local Authority the premises have been assessed for rates as follows:

Rateable value	£269,000
Rates Payable (2008/2009)	£124,278

Interested parties are advised to verify these figures with the Local Authority on 01935 462462.

Costs

Each party to be responsible for their own costs incurred in any transaction.

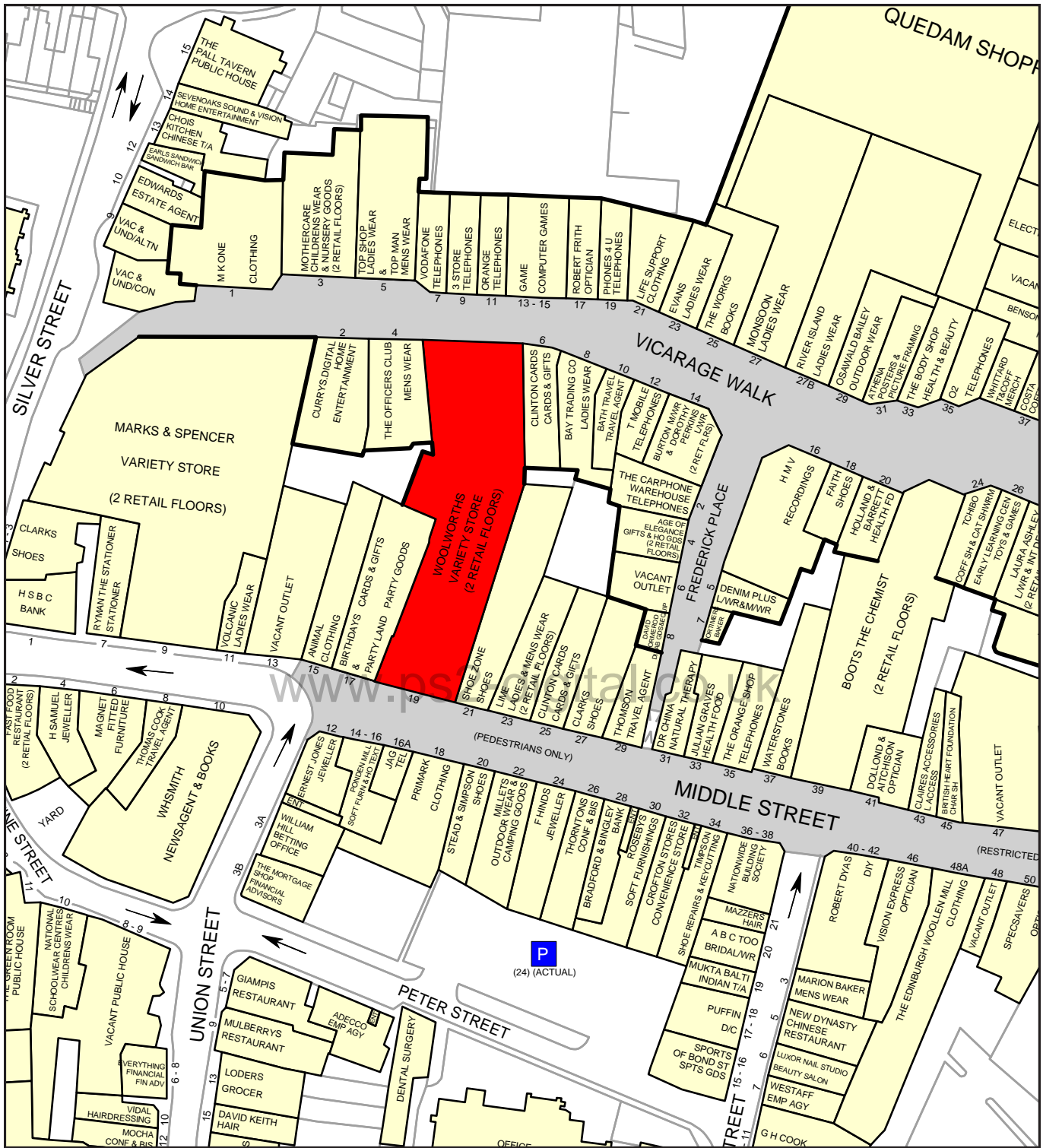
Viewing / Further Information

Ben Tyack 020 7861 1569/ 07917 557462
ben.tyack@knightfrank.com

SUBJECT TO CONTRACT AND POSSESSION

YEOVIL

19 Middle Street



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hartford, Hertfordshire AL9 5BJ. Tel: 01707 636901 Fax: 01707 636907.



Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker St, London W1U 8AN, where you may look at a list of members' names.

Details dated May 09 Photo dated July