

## BROADWAY HOUSE, YEOVIL, BA20 1PN



**COMMERICAL INVESTMENT FOR SALE**

**PRICE £280,000**

**Chesters  
Harcourt**

# BROADWAY HOUSE, YEOVIL, BA20 1PN

## SUMMARY

- Town centre location
- Fully let mixed investment
- Opposite Peter Street Car Park
- Established tenants
- Passing rent of £25,000 pa
- Floor plans available

## THE PROPERTY

The property comprises a 3 storey building. It is irregular in layout. On the ground floor is a self-contained retail unit let to the Somerset and Dorset Family History Society (SDFHS).

To the rear of the ground floor is a self-contained ground floor flat which is not included in the sale. The upper parts comprise a further self contained office suite also let to the SDFHS. The adjoining occupier being Whitecross Dental Care Ltd occupy part of the property, but which is accessed from their own property by way of interconnecting doors at first and second floor levels. Whitecross Dental Care Ltd are a significant business with a Low Risk Credit Score and turnover in excess of £350m. The Somerset and Dorset Family History Society are a local long established and well regarded community interest group.

## THE LOCATION

The property is located in the centre of town in a strong secondary trading location. It is ideally located for the town centre car parks and a short walk from the Quedam shopping centre. Peter Street is readily accessed off South Street and parallel and to the south of Middle Street. The property is opposite the Peter Street Public Car Park. The property is in close proximity to a number of long established Yeovil occupiers including Loders Butchers and the Union Street Brasserie.





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## PRICE

£280,000

## VAT

The property has not been elected for VAT

## CONTACT

For further information please contact Chesters Harcourt :

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Floor Areas	Approx. GIA (sq ft)
Ground Floor	588
1st Floor	1,204
2nd Floor	1,317
<b>TOTAL</b>	<b>3,109</b>



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