



9 Bartec 4, Lynx West Trading Estate, Yeovil, BA20 2SU

Office/Retail unit to let in Yeovil with parking

Summary

Tenure	To Let
Available Size	990 sq ft / 91.97 sq m
Rent	£12,000 per annum
Service Charge	A fixed service charge is applicable
Rateable Value	£9,200 This is not the amount you will pay. If you qualify for small business rate relieve there will be no rates payable under current legislation
EPC Rating	D

Key Points

- Modern Business/trade counter units
- Allocated car parking
- Ideal for a variety of uses

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Service Charge	A fixed service charge is applicable
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

Description

A mid terrace unit ideal for a variety of uses.

Location

The property forms part of Bartec 4, an attractive court of modern single and two storey business units, grouped around a generous landscaped car park. The site extends to almost 0.55 hectares (1.5 acres) on the west side of Yeovil on the Lynx Trading Estate. Access is from Lysander Road, the principal arterial road into Yeovil from Taunton. The main A303 trunk road is approximately 8km to the north.

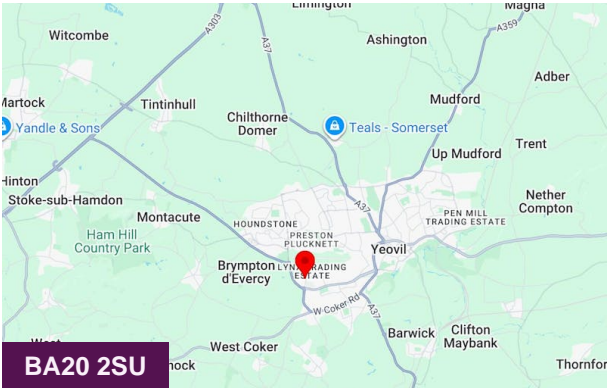
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 9	990	91.97	Available
Total	990	91.97	

Insurance

The landlord will insure the property and a premium will be charged to the tenant



Viewing & Further Information



Melissa Mitchell
01935 415454 | 07940 424166
melissa.mitchell@chestersharcourt.com



David Foot
01935 415454 | 07825 525055
david.foot@chestersharcourt.com