



Broadway House, Peter Street, Yeovil, BA20 1PN

Investment For Sale

Summary

Tenure	For Sale
Available Size	3,109 sq ft / 288.84 sq m
Price	£280,000
Service Charge	There is an ad hoc service charge in place
Business Rates	(VOA listing 2023) Description - Office and Premises Ground Floor Rateable Value - £5,000 Suite 1a Rateable Value - £11,000
EPC Rating	E

Key Points

- Town centre location
- Fully let mix used investment
- Opposite Peter Street Car Park
- Established tenants
- 2 self contained suites - Retail & Office
- Passing rent of £25,000 pa
- Floor Plans Available

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Service Charge	There is an ad hoc service charge in place
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E

Description

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. Floor plans are available to download from our website.

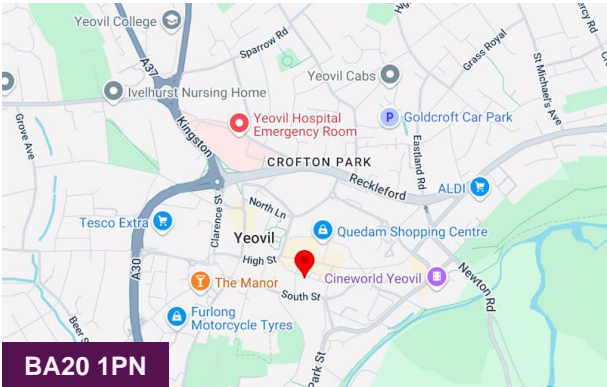
Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	588	54.63	Available
1st - First Floor	1,204	111.86	Available
2nd - Second Floor	1,317	122.35	Available
Total	3,109	288.84	



Viewing & Further Information



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