

4 Middle Street & 3 Wine Street, Yeovil, Somerset BA20 1LZ

Freehold Retail Investment

Lot 50

£30,650 per annum



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	146.36 sq m	(1,575 sq ft)	SIGNET TRADING	5 years from 24/06/2018 until 23/06/2023 (2) on a full repairing and insuring lease	£30,650
First	Ancillary	108.73 sq m	(1,170 sq ft)	LIMITED (1)		
Second	Ancillary	67.97 sq m	(732 sq ft)	t/a H. Samuel		
Total		323.06 sq m	(3,477 sq ft)			£30,650

(1) For the year ending 28th January 2017, Signet Trading Limited reported a turnover of £489,366,000, pre-tax profits of £31,096,000 and a total net worth of £241,706,000. Signet Jewellers is the world's largest specialist jeweller. H Samuel trades from over 300 stores nationwide (Source: Experian Group and www.hsamuel.co.uk 09/08/2018).

(2) The lease provides for a tenant option to determine on 23rd June 2021. If the tenant activates the break clause, then a rent penalty of £11,494 will be payable to the landlord. If the tenant does not activate the break clause, then the landlord will pay the tenant a sum of £11,494 within 21 days of the break date.

Key Details

- Let to Signet Trading Limited (t/a H. Samuel)
- New 5 year lease renewal from June 2018 (subject to option)
- Tenant in occupation for over 20 years
- Prime trading location opposite Marks & Spencer with Primark, Greggs and Costa close by
- VAT-free Investment

Location

Miles: 28 miles east of Taunton
40 miles south of Bristol
Roads: A30, A37, A303, M5
Rail: Yeovil Junction & Yeovil Penn Mill Railway Stations
Air: Bristol Airport

Situation

Yeovil is a historic and prosperous market town located in south Somerset. The property is situated in a prime trading location on the southern side of Middle Street, close to its junction with Silver Street and The Borough. Marks & Spencer is directly opposite, with other nearby occupiers including Greggs, Costa, WH Smith and Primark, with Boots the Chemist, The Edinburgh Woollen Mill and Waterstones also located on Middle Street. The Quedam Shopping Centre is located close by.

Description

The property comprises a ground floor shop with ancillary accommodation on the first and second floors.

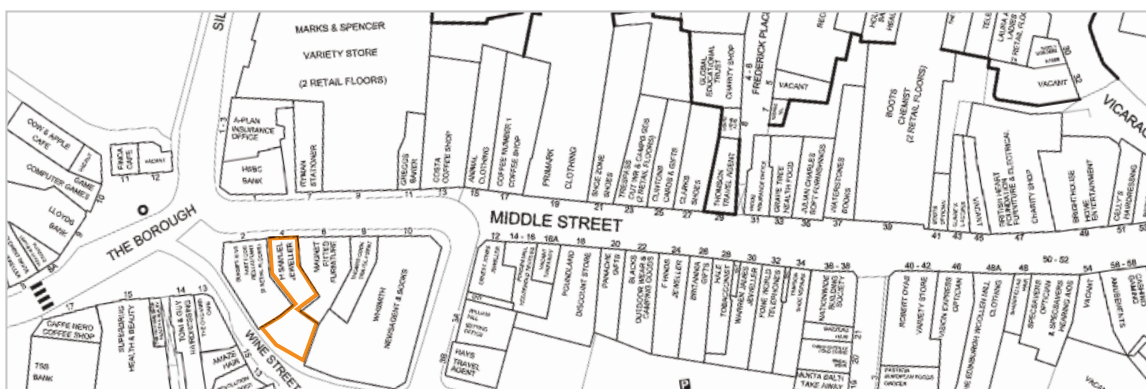
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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