



020 7935 2222

www.restaurant-property.co.uk

## Prezzo, 49-51 Princes Street, Yeovil BA20 1EG



### RESTAURANT LEASE FOR SALE • PROMINENT CORNER UNIT

#### LOCATION

Yeovil is situated at the Southern Boundary of Somerset and is a vibrant market town with a population of 40,000. Princes Street is located in the heart of the town close to Quedam Shopping Centre which is the central shopping region for the town, with stores such as Marks & Spencer, Topshop and Primark

The premises occupies a prominent corner position at the junction with Park Road. Nearby occupiers include ASK, Oasis, Miss Selfridge and many local independent restaurant operators.

#### ACCOMMODATION

The property is arranged over ground, first and second floors providing the following approximate areas:

Ground Floor:	2,655 sq ft
First Floor:	1,452 sq ft
Second Floor:	1,274 sq ft
<b>TOTAL:</b>	<b>5,381 sq ft</b>

#### LEASE

The property is available by way of assignment of the existing 25 year Fully Repairing and Insuring lease from 30th November 2010, expiring 29th November 2035.

#### RENT

£60,000 per annum

#### PREMIUM

Offers invited for the benefit of the lease, license and fixtures & fittings.

#### RATES

We have been verbally informed by the Local Authority:

2011-2012

Rateable Value: £52,000

Rates Payable: £22,516

All parties are advised to confirm the above with South Somerset District Council.

#### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

#### VIEWINGS

Please contact vendor's sole agent:

Mark Calder

Tel: 020 7935 2225

Mob: 07880 796 564

Email: mark@restaurant-property.co.uk

David Rawlinson

Tel: 020 7935 2223

Mob: 07774 999 911

Email: david@restaurant-property.co.uk

#### Subject to contract

Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.