



17 VICARAGE WALK

QUEDAM SHOPPING CENTRE YEOVIL



**PRIME
SHOP
TO LET**

The **Quedam Centre** is an **open air** shopping centre which forms the **prime shopping pitch** of **Yeovil town centre**.

Anchored by **M&S, BHS** and **Primark** the centre has a large multi-storey car park. Other multiple retailers include **Boots, Topman, River Island, New Look, Monsoon, Costa Coffee** and **Iceland**.

ACCOMMODATION

The premises is arranged over ground and first floor extending to the following approximate net internal floor areas:

Ground floor sales	135.07 m ²	1,454 sq ft
First floor ancillary	51.00 m ²	549 sq ft

LEASE TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

£45,000 per annum exclusive.

SERVICE CHARGE

The approximate annual service charge is £8,296.

BUSINESS RATES

We are advised by the Local Rating Authority that the premises are assessed as follows:

Rateable value	£54,000
UBR (2013/14)	47.1p

Interested parties should make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

The premises has been rated within Band D. A copy of the certificate is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

POSTCODE

BA20 1EX

Subject to contract October 2013

COSTA



VIEWING

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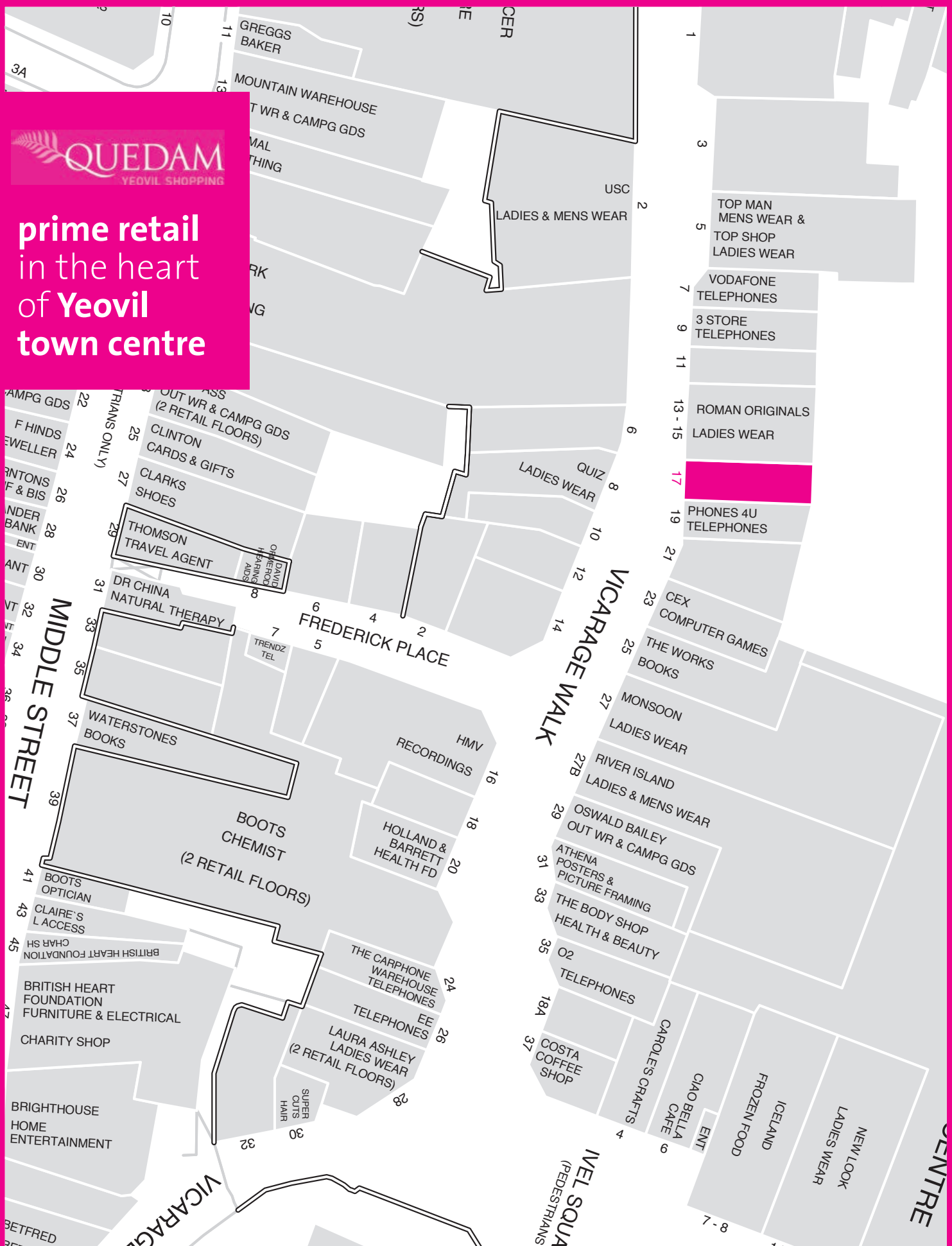
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QUEDAM
YEOVIL SHOPPING



prime retail
in the heart
of Yeovil
town centre



45 metres

Misrepresentation Act

GCW for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property. July 2013.

