



### SITUATION

Located within this residential neighbourhood with drive-in access adjacent to 40 Alexandra Road and backing on to recreational grounds being under 3/4 mile from the town centre.

Yeovil is a market town situated some 12 miles north of Dorchester and 40 miles south of Bristol with good road links to the M5 (Junction 25)

### PROPERTY

A site comprising **17 lock-up Garages**.

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCIES & ACCOMMODATION

(Full rent schedule available from Auctioneers)

Property	Accommodation	Lessee	Term	Current Annual Rent	Remarks
Garage Nos. 1, 2, 3, 5, 6, 7, 16, 17, 18 & 19	<b>10 lock-up Garages</b>	<b>Various</b>	Quarterly	£6,750	<b>Individual rents range from £480 p.a. to £910 p.a.</b>
Garage Nos. 4, 8, 11, 12, 13, 14 & 15	<b>7 lock-up Garages</b>			<b>VACANT</b>	

**Total: £6,750 plus  
7 Vacant Garages  
(See Note 1)**

**Note 1: The Vendor estimates potential rent income of circa £15,470 p.a. when fully let.**

**Note 2: There may be potential for residential development on the site, subject to obtaining possession and the necessary consents. The site is being offered subject to an average of £6,000 per residential unit developed before 9th June 2042 in favour of a previous owner.**

**Note 3: There is a 4 week completion.**

## 17 Garages with Investment & Development Potential

The Surveyors dealing with this property are **Steve Grossman** and **Elliott Greene**

### Vendor's Solicitors

Smith Partnership

Tel: 0116 247 2021 Ref: Jaswant Johal

Email: [jaswant.johal@smithpartnership.co.uk](mailto:jaswant.johal@smithpartnership.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

