

Lot 4

Units 1–5, 2–6 Fore Street &
Buck House, Chard, Somerset TA20 1PH

***Guide: £700,000+**
5 Town Centre Shops – Gross Yield 11%
6 week completion



SITUATION

Located at the junction with Holyrood Street in this prominent corner position within the town centre amongst multiples as **Boots**, **Costa**, **Hays Travel** and **Age Concern** as well as a number of independent retailers.

Chard is an attractive market town located approx. 12 miles south-east of Taunton and 15 miles west of Yeovil benefitting from good road access to the M5 motorway via the A303.

PROPERTY

Forming part of a town centre parade comprising **5 Ground Floor Shops**, 4 of which have **Ancillary Accommodation on the first floor**, together with separate side access to **Self-Contained Offices (sold-off on a long lease) on part first and second floors**.

In addition, the property includes a **Service Yard** for loading/parking.

Refer to the Auctioneers for the video tour of Unit 2.

VAT is NOT applicable to this Lot

FREEHOLD



£76,950 p.a. (see Note 1)
plus 1 Vacant Shop

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Lawrence Stephens

Tel: 020 7936 8888 Ref: David Freedman

Email: dfreedman@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1, 2-6 Fore Street	Ground Floor Shop Gross Frontage 43'8" Built Depth 129'0" Area Approx. 4,973 sq ft ¹ 2 WCs First Floor Ancillary Area Approx. 3,045 sq ft ¹ Total Area Approx. 8,018 sq ft	Superdrug Stores Plc (Having 789 branches) (T/O for Y/E 27.12.25 £1.72bn, Pre-Tax Profit £144.1m and Shareholders' Funds £471.2m)	5 years from 29th September 2023 (in occupation since 1995)	£36,000 (see Note 1)	Effectively FRI. This unit includes a rear roller shutter loading door.
Unit 2, 2-6 Fore Street	Ground Floor Shop Gross Frontage 19'9" Built Depth 51'3" Area Approx. 706 sq ft First Floor Ancillary Area Approx. 633 sq ft 2 WCs Total Area Approx. 1,339 sq ft			VACANT	Previously let at £12,750 p.a.
Unit 3, 2-6 Fore Street	Ground Floor Shop Gross Frontage 18'2" Built Depth 51'3" Area Approx. 852 sq ft ¹ First Floor Ancillary Area Approx. 657 sq ft ¹ 2 WCs Total Area Approx. 1,509 sq ft	Specsavers Optical Superstores Limited (Having over 900 branches) (T/O for Y/E 28.02.25 £3.98bn, Pre-Tax Profit £339.4m and Shareholders' Funds £285m)	5 years from 15th December 2023 (in occupation since 2012)	£15,450	Effectively FRI (subject to an annual service charge cap linked to RPI – see Lease) The Tenant has not exercised their December 2026 Break Clause.
Unit 4, 2-6 Fore Street	Ground Floor Shop Gross Frontage 20'11" Built Depth 60'11" Area Approx. 1,132 sq ft ¹ 3 WCs	William Hill Organization Limited (Having approx. 2,300 branches) (T/O for Y/E 31.12.24 £502.4m, Pre-Tax Profit £30.5m and Shareholders' Funds £17.5m)	5 years from 19th March 2024 (in occupation since 1998)	£13,000	Effectively FRI Tenant's Break March 2027
Unit 5, 2-6 Fore Street	Ground Floor Shop Gross Frontage 14'6" Return Frontage 78'3" Built Depth 87'6" Area Approx. 1,250 sq ft First Floor Ancillary Area Approx. 817 sq ft 2 WCs Total Area Approx. 2,067 sq ft	St Margaret's Somerset Hospice (Charity having 32 branches) (T/O for Y/E 31.03.25 £15.4m, Pre-Tax Loss £192,000 and Shareholders' Funds £22.9m)	5 years from 29th January 2026 (in occupation since 2014)	£12,500	Effectively FRI
Buck House	Part Ground, First & Second Floor Offices Not inspected	R. Holland	999 years from 14th September 2018	Peppercorn	Effectively FRI
Total Area (excl. Buck House) Approx. 14,065 sq ft				Total: £76,950 Plus 1 Vacant Shop	

¹ Areas taken from VOA.

Note 1: In lieu of Superdrug's September 2026 break being removed, the rent was reduced from £36,000 p.a. to £20,000 p.a. from 25th March 2026 to 24th December 2026. On 25th December 2026, the rent reverts to £36,000 p.a., therefore the vendor will top up this rent shortfall on completion.

Note 2: There may be potential to convert the first floor accommodation currently demised to the retail units into Residential Use, subject to obtaining possession and the necessary consents.





