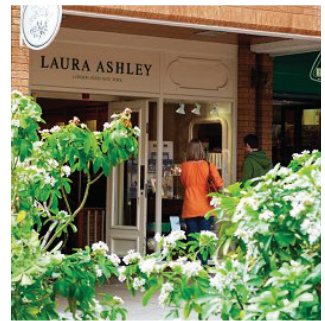




32 VICARAGE WALK

QUEDAM SHOPPING CENTRE YEOVIL



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 the ground floor and comprises the following approximate net internal areas:

Ground floor sales 137.39m² 1,479 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

£30,000 per annum exclusive.

SERVICE CHARGE

The approximate annual service charge is £7,628.

BUSINESS RATES

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

Rateable value	£47,500
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 1LY

Subject to contract July 2013

VIEWING

Jocelyn Holmes
020 7647 4814
jocelyn.holmes@gcw.co.uk

Harry Polhill
020 7647 4826
harry.polhill@gcw.co.uk

Or our joint agents:

Claire Stretton
0117 908 3350
cs@macarthurwilson.com

Chris Thomas
0117 908 3350
ct@macarthurwilson.com

 **QUEDAM**
YEOVIL SHOPPING



**prime retail
in the heart
of Yeovil
town centre**

**QUEDAM
SHOPPING
CENTRE**



MULTI-STOREY
(650) (ACTUAL)

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.

**Macarthur
Wilson**
 Retail Property Consultants
0117 908 3350
 macarthurwilson.com

GCW www.gcw.co.uk
020 7408 0030