

gth



FOR SALE: Office Building With Development Opportunity STP

Mansion House, 54-68 Princes Street, Yeovil, Somerset, BA20 1EG

Key Facts

- Located in Yeovil's town centre.
- Freehold with vacant possession.
- Suitable for residential conversion, subject to the necessary consents.
- Total approximate net internal area of 22,942 sq ft.

Guide price: £600,000

Location

The property is located on Princes Street in Yeovil's town centre. Princes Street is one of the main retail streets within the town and links the town centre with Yeovil Hospital. Yeovil is a market town located circa 40 miles south of Bristol and 28 miles east of Taunton, and with a population of 42,000. The town lies at the junction of the A30 and A37, with the A303 4 miles to the north providing access to the rest of the major road network. Main employers include Leonardo, Aerosystems, South Somerset District Council and Garador.

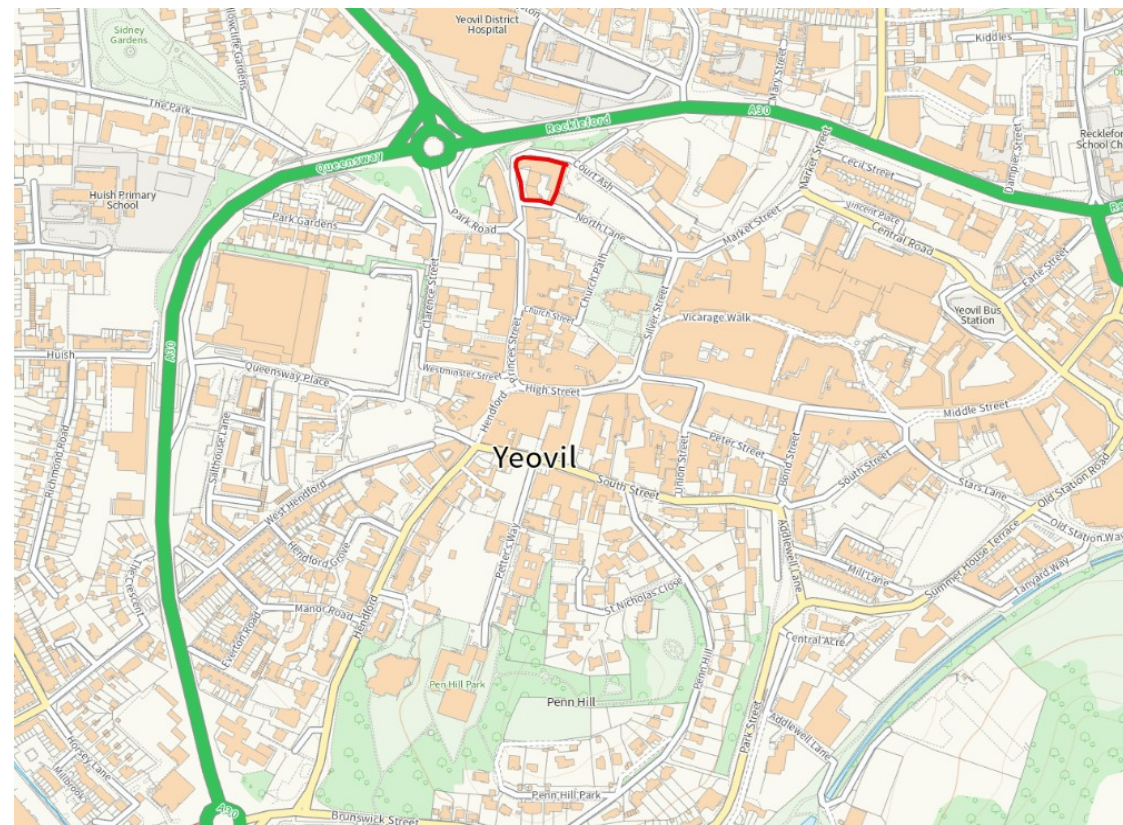
The town benefits from A303 access and two railway stations (London Waterloo to Exeter, and Bristol to Weymouth).

Description

A four storey detached building consisting of four elements, Mansion House, Magnolia House, The Former Motor Car Showroom and BBC Building.

Mansion House and Magnolia House are Grade II listed buildings. Magnolia House is located to the southwest corner of the site, attached internally and externally with Mansion House to the north. The former Motor Car Showrooms are attached to Mansion House. The BBC building, which is a detached, two-storey property to the rear of the rear of the listed building, on the corner of North Lane and the pedestrian cut-through between Court Ash and North Lane.

The site has historically been used as offices, however, a pre-application has been submitted for the conversion to 26 dwellings.





Accommodation

Having measured internally, we calculate the approximate net internal areas to be as follows:-

Basement	489.89 sq m	5,274 sq ft
Ground floor	852.55 sq m	9,179 sq ft
First floor	721.37 sq m	7,766 sq ft
Second floor	<u>67.06 sq m</u>	<u>723 sq ft</u>
Total	2,130.87 sq m	22,942 sq ft

Planning

A pre-application has been submitted for the conversion of the solicitors offices (Class E) to 26 residential (Class C3) dwellings. As Magnolia House and Mansion House are listed, full and listed building consent application would be required for their conversion. However, the former car showroom and BBC building may benefit from a prior approval application under Class MA. Further details available upon request.

Utilities

The building is connected to mains electricity, gas, drainage and water.

Business Rates

The Valuation Office Agency shows a rateable value of £114,000 pa.

Energy Performance Certificate

We have been advised the property is exempt from EPC requirements.

Sale Price

The whole property is available freehold with vacant possession at a guide price of £600,000. We have been advised VAT is not payable on the purchase price.



Floorplan

The below plans show the proposed conversion to 26 dwellings included in the pre-application.

Basement



Ground Floor





First Floor



Second Floor



-  Common Areas
-  Shared Space
-  New Stairs/Plant/Storage
-  Bin Storage

Refer to the relevant Construction (Design and Management) documentation where applicable.
It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

C	Update	02.07.25	---
B	Showroom	13.01.25	---
A	1st Fix BBC	15.02.24	---
Rev	Description	Date	By



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PROJECT TITLE

Mansion House
Yeovil

DRAWING TITLE

Sketch Sub-Division

STATUS **Sk**

SCALE 1:200

DATE Jan, '24

DWG NO. 3096-Sk-01

REV **C**



Viewing

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