

# YEOVIL

## 2 VICARAGE WALK QUEDAM SHOPPING CENTRE BA20 1EU

**\*PRIVATE & CONFIDENTIAL\***  
**\*STAFF UNAWARE\***

PRIME FULLY FITTED RETAIL UNIT  
AVAILABLE BY WAY OF AN  
ASSIGNMENT

### Location

The unit occupies a prominent position on Vicarage Walk within the Quedam Shopping Centre. The unit is adjacent to **Marks and Spencer**, opposite **H&M** and other occupiers in the near vicinity including **Vodafone**, **Three** and **Pandora**.

Quedam is an open air shopping centre, served by a 650 space shoppers car park.

### Accommodation

The property is arranged on ground floor and basement and has the following areas:

Ground Floor	2,792 sq ft	259.4 sq m
Basement	1,588 sq ft	147.5 sq m

### Lease/Rent

The property is available by way of an assignment of a 10 year lease from 23 September 2024, at a base rent of **£40,000 per annum**. Break clause in September 2029.

### EPC

TBC.



### Service Charge

A service charge is payable on this property. Please contact the agents for further information.

### Business Rates

Rateable Value (2026) £40,250

Interested parties are advised to make their own enquires on 0300 123 2224.

### Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver on 07795 348079

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