

# Yeovil

## Yodel

### 21 Sea King Road

### Lynx Trading Estate

### Somerset

### BA20 2NZ

- **Well Located Freehold Warehouse/Distribution Investment**
- Let to Yodel Delivery Network Ltd with guarantee from Shop Direct Holdings Ltd
- Comprising 2,429 sq m (26,146 sq ft) of warehouse and office accommodation
- Lease from February 2017
- Reversion 2022
- Current Rent Reserved  
**£136,400 pa**



**Tenure**  
Freehold.

#### Location

Yeovil is a well established market town and administrative centre strategically located on the A37, just off the A303, between Bridgwater and Weymouth. The town serves a population of some 40,000 and is well established as a centre for the helicopter industry, being the home of Leonardo Helicopters (formerly Agusta Westland). The town enjoys good access to the A303, the major road link between London and the South West. There are proposals to upgrade the A303 (Sparkford – Ilchester) to dual carriageway.

The property is situated on the Lynx Trading Estate, which is to the south-west of the town centre.

Other occupiers close by include Wickes, Screwfix, Howdens, Topps Tiles (adjacent), Nationwide, Exway, Dulux, Magnet, Ramp Aerospace, Spectrum Electrical Group, Honeywell Aerospace and Leonardo Helicopters amongst others.

#### Description

The property is arranged on ground floor only and comprises a warehouse/distribution unit with ancillary integral offices to the side. The property occupies a site of some 1.4 acres and also benefits from loading bays and parking for over 30 vehicles.

The property provides the following accommodation and dimensions:

<b>Ground Floor Warehouse</b>	<b>2,291.50 sq m</b>	<b>(24,666 sq ft)</b>
<b>Ground Floor Offices/Staff</b>	<b>137.50 sq m</b>	<b>(1,480 sq ft)</b>
<b>Total</b>	<b>2,429 sq m</b>	<b>(26,146 sq ft)</b>

#### Tenancy

The entire property is at present let to YODEL DELIVERY NETWORK LTD for a term of five years from 1st February 2017 at a current rent of £136,400 per annum. The lease contains full repairing and insuring covenants. The lessee's obligations under the lease are guaranteed by Shop Direct Holdings Ltd.

#### Tenant Information

No. of Branches: 55 delivery centres across the UK.  
Website Address: [www.yodel.co.uk](http://www.yodel.co.uk)

#### VAT

VAT is applicable to this lot.

#### Documents

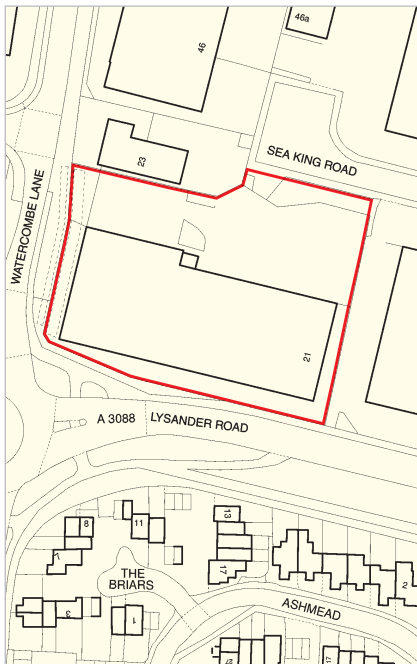
The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

#### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allso.co.uk](mailto:viewings@allso.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 39 Yeovil**.



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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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