



**6-7 South Western Terrace  
Yeovil  
Somerset  
BA20 1NB**

**Investment opportunity  
for sale by online auc-  
tion**

- Two adjoining interconnecting properties.
- Town centre location.
- Potential to convert into residential accommodation.
- Previously a restaurant premises.

## LOCATION

The property is located within Yeovil town centre with nearby occupiers including Kaspas Desserts, Nando's, Pizza Hut, Hollywood Bowl and Cineworld.

## DESCRIPTION

Three storey, town centre property which could be easily divided back into two separate properties. Previously run as a restaurant and now presents an investment or redevelopment opportunity.

Shop front of a width of 9.76m.

Level patio area to front for seating, cast-iron railings and steps leading down onto the pavement.

The property could be converted into a pair of residential dwellings, subject to gaining the relevant planning consent.

### Building 1:

#### Ground floor:

Shop depth: 7.44m with a width of 4.76m.

Bar servery with built-in shelving, cupboards, stainless steel sinks and wash hand basin. Stairs to first floor accommodation. Inner hall and gents WC.

#### First floor:

Room 1 of 4.92m x 3.63m with strip wooden flooring, a cast iron fireplace and doorway through into Building 2.

Open plan into Room 2 of 3.69 x 3.08m with cast iron fireplace with wooden surround, strip wooden flooring, fire exit to rear with cast iron staircase leading to ground floor.

#### Third floor:

Room 3 of 4.40m x 3.96m with dormer window to front. This room was previously used as a commercial kitchen.

### Building 2

#### Ground floor:

Shop depth of 7.40m and a width 4.67m.

Stairs to first floor accommodation. Understairs cupboard. Ladies WC facilities with two cubicles and wash and basin.

#### First floor:

Room 1 of 4.78m x 3.53m with strip wooden flooring. Opening into:

Room 2 of 3.54m x 2.85m with strip wooden flooring. Fire exit to rear with cast iron staircase leading to outside/ground floor.

#### Third floor:

Landing with doors into Room 3 of 4.79m x 2.48m with limited eaves height and window to side.

Room 4 of 3.44m x 3.05m.

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

Building 1	Sqm	Sqft
<i>Ground floor</i>		
Shop area	35.41	381
Inner hall		
Gents WC		
<i>First floor</i>		
Room 1	17.86	192
Room 2	11.37	122
<i>Third floor</i>		
Room 3	17.42	188

Building 2	Sqm	Sqft
<i>Ground floor</i>		
Shop area	34.56	372
Ladies WC		

<i>First floor</i>		
Room 1	16.87	182
Room 2	10.09	109
<i>Third floor</i>		
Room 3	11.88	128
Room 4	10.49	113

## GUIDE PRICE & METHOD OF SALE

The freehold interest is offered for sale by online auction with a guide price\* of £195,000 with an auction finish time of 12noon on Tuesday 30th June 2026.

The property will be sold subject to a reserve price\*\*. For further information, to register to bid, and review the auction pack, visit [www.carterjonas.co.uk/property-auctions](http://www.carterjonas.co.uk/property-auctions)

\*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

\*\*The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction. The lot may be sold to the highest bidder at or above the reserve price but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change.

Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

## EPC

Rated D.

## VIEWING

All viewings should be made through the sole agent, Carter Jonas:

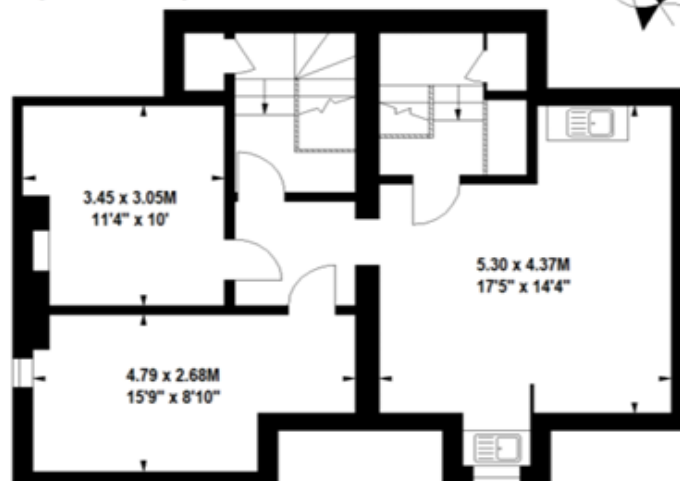
T: 01823 428590 M: 07968 216596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

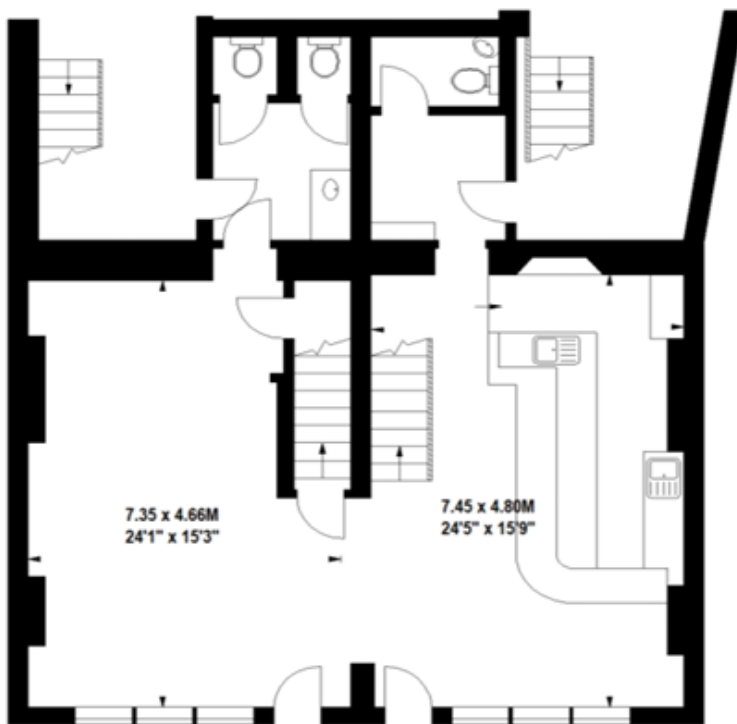


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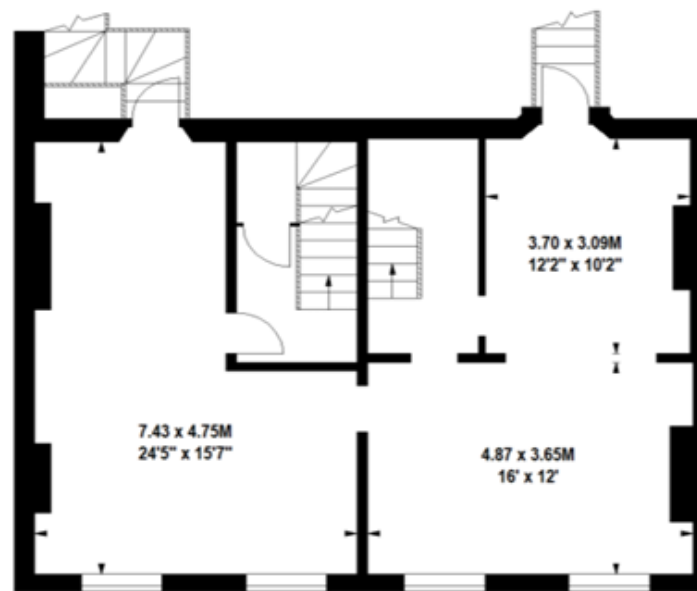
Approximate Gross Internal Area 225 sq m / 2422 sq ft



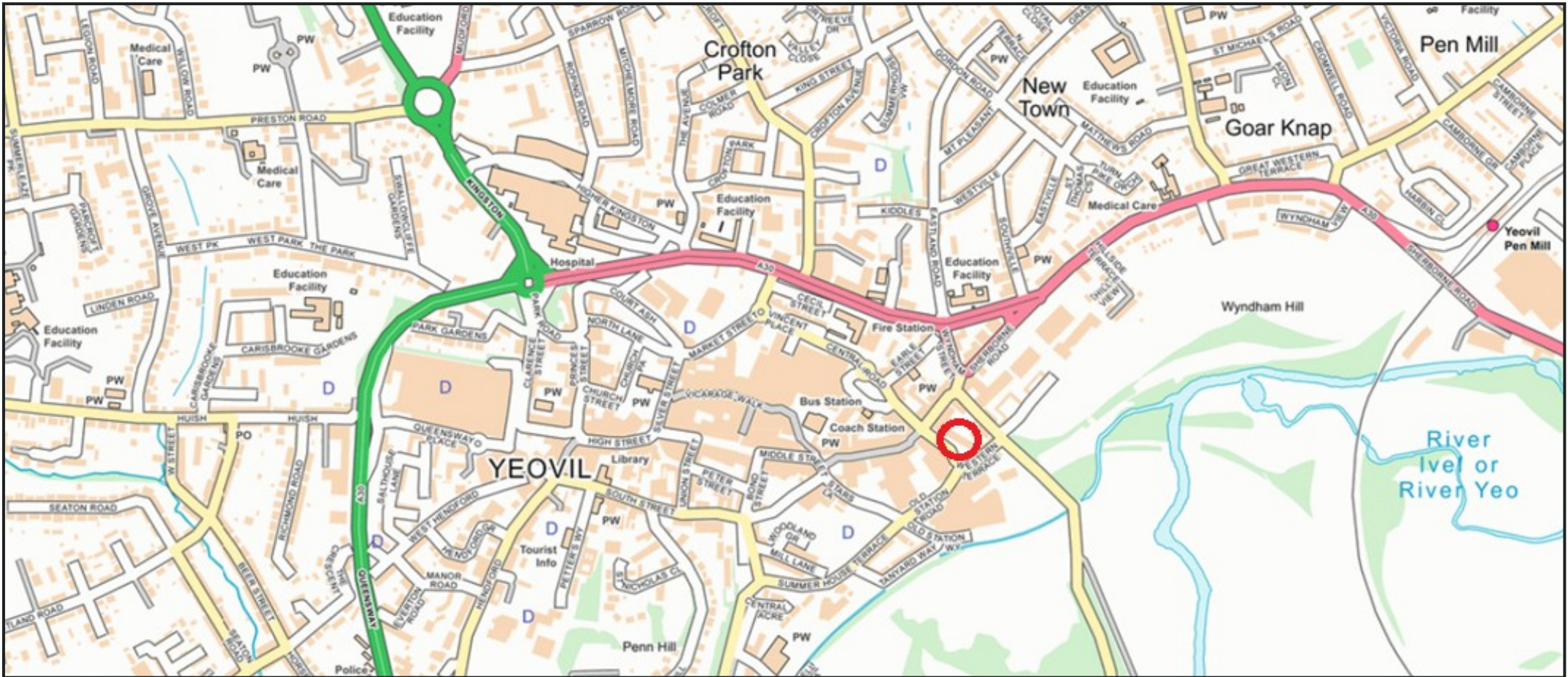
Second Floor



Ground Floor



First Floor



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

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## IMPORTANT INFORMATION

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