

Symonds
& Sampson

The Glove Factory Old Station Way, Yeovil,
Somerset, BA20 1EL

The Glove Factory

Old Station Way
Yeovil
Somerset BA20 1EL

 5648.00 sq ft

- Mixed-Use Investment Opportunity
- Freehold Grade II Listed Building in Town Centre Location
- Current Income: Ground Floor Retail Unit LET at £15,000 pax.
- Redevelopment Opportunity for Conversion of the Upper Floors to 5 no. Dwellings

Guide Price **£300,000**

Freehold

Yeovil Commercial
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

The accommodation is arranged over three floors as follows;

Ground Floor - Retail space measuring approx. 1,700 sq. ft (157.93 sq. m)

First Floor - Open plan offices measuring approx. 1,740 sq. ft (161.65 sq. m). There are also male and female WC facilities and a kitchenette area.

Second Floor - Two open plan offices measuring approx. 1,360 sq. ft (126.35 sq. m)

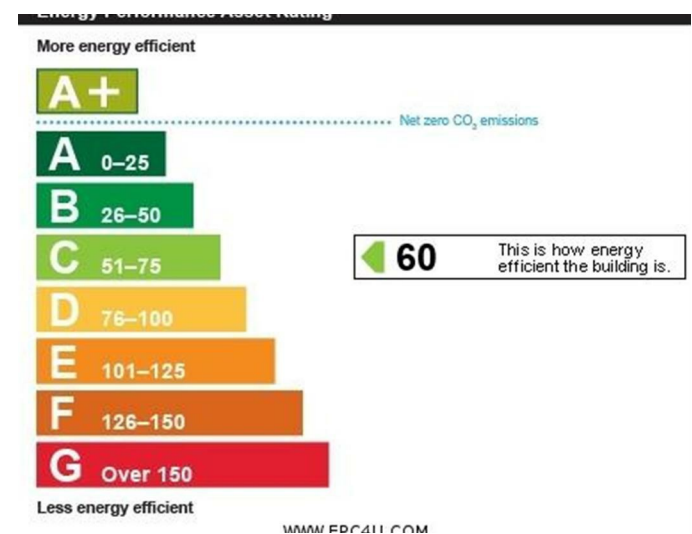
LOCATION

Yeovil is one of the principal commercial locations within South Somerset, with a population of 45,000 people (2011 Census). The town is well served by good transport links via A30 and A37, linking with the A303 trunk road. There are also two mainline railway stations which each provides direct links to London Paddington and Waterloo stations.

The town centre contains a wide variety of established businesses, including the likes of M&S, WH Smiths and Primark, alongside the Quedam Shopping Centre. The lower section of the end of the town centre is also currently in the process of being regenerated as part of the Yeovil Refresh programme. Yeo Leisure Park is also located in a short walking distance from the property, which features Nuffield Health, Bowlplex and Cineworld.

SITUATION

The Old Glove Factory is a historic building situated at the edge of Yeovil town centre, opposite the Stars Lane car park at the entrance to the Yeo Leisure complex. The location features a mix of retail, restaurant and leisure properties with nearby occupiers including Premier Inn, Beef Eater, Nando's and Nuffield Gym, alongside a variety of residential housing.



ACCOMMODATION

The accommodation is arranged over three floors as follows;

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First Floor - Open plan offices measuring approx. 1,740 sq. ft (161.65 sq. m). There are also male and female WC facilities and a kitchenette area.

Second Floor - Two open plan offices measuring approx. 1,360 sq. ft (126.35 sq. m)

GUIDE PRICE

£300,000*

LOCAL AUTHORITY

Somerset Council

Tel: 0300 123 2224

SERVICES

All mains services are connected.

No tests have been carried out in respect of the services, and we are unable to comment on the condition.

BUSINESS RATES

- Ground Floor The Glove Factory - £35,000

- 1st & 2nd Floor, The Glove Factory - £27,500

EPC

C-60, expiring 14 March 2028

Ground Floor - A-11, expiring 17 August 2035

PLANNING

Planning permission - awaiting decision for the conversion of the upper floors to 5 no. dwellings under application ref. 24/00948/FUL & 24/01084/LBC (permitted with conditions).

The property is Grade II listed. List Entry Number: 1391519

SOLICITOR

Mogers Drewett

Spring House

East Mill Lane

Sherborne

Dorset

DT9 3DP

TITLE & TENURE

Freehold subject to current occupational lease. Ground floor retail premises are let to J&S Superstore Ltd for a term of 5 years expiring 8 July 2029.

XLTA lease with a passing rent of £15,000 pax. exclusive, subject to upward only review in July 2027. The two upper floors are vacant.

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

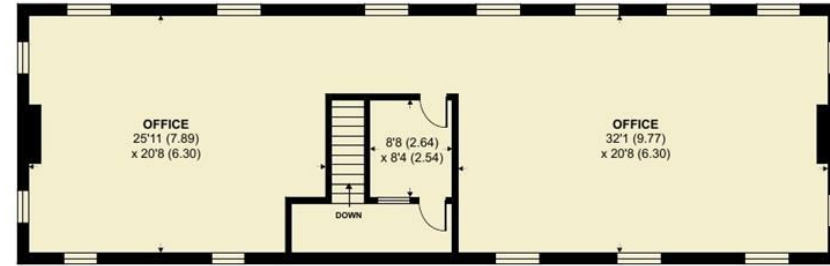
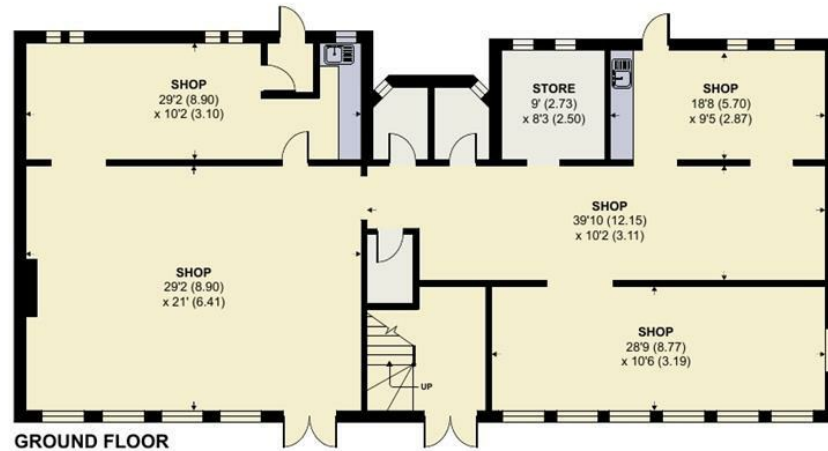
Each party to be responsible for their own legal costs incurred in the transaction.



The Glove Factory, Old Station Way, Yeovil

Approximate Area = 5648 sq ft / 524.7 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Symonds & Sampson. REF: 1355099



YEO/GDR/SH/Dec25



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT