

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.A photograph of a three-story stone building with a central arched entrance and two sets of arched windows on the ground floor. To the right, there is a sign for 'The George' pub. A blue car is parked on the street in front of the building. The building has two chimneys on the roof and a 'No Entry' sign on the right side. The street name '1 North Street' is visible on the wall above the central entrance. The ground floor has a dark blue door and windows with posters. A stone well is visible on the left side of the building. The sky is overcast.

gth

Restaurant & Class E Uses

## To Let

**1 North Street, Ilminster, TA19 0DG**

- Prominent location within Ilminster's town centre.
- Vibrant Somerset town with good communication links to the A303.
- Character Listed building with attractive internal features.
- Former restaurant & takeaway with flat also suitable for retail, office and clinic use.
- Ground and first floor sales/restaurant 959 sq ft., lower ground floor kitchen 154 sq ft. plus two bed flat.

**New Lease for a term by arrangement at £30,000 pa**

## Location

The property occupies a prominent position fronting North Street overlooking Ilminster's market square and town centre. Nearby retailers include the Post Office, the Co-Op, Natwest and Boots. The town centre is also supported by a number of independent retailers, coffee shops, cafes and businesses servicing the local community and wide catchment area.

Ilminster, which has a population of approximately 6,000, is an attractive market town with good road communications being within 1 mile of the A303 London to Penzance trunk road. The town is 12 miles east of the county town of Taunton and 14 miles west of Yeovil, whilst both Exeter and Bristol are readily accessible.

## Description

A Grade II Listed property arranged over lower ground, ground to second floors comprising a former restaurant with bar and seating on the ground floor, an imposing open plan seating area at first floor level, a kitchen on the lower ground floor and a two bed roomed internally accessed flat on the second floor.

The property has been redecorated and refurbished throughout providing attractive accommodation with a number of original features. It is fitted out and ready for occupation. A dumbwaiter accesses the lower ground and first floors, the premises have gas fired central heating, customer WC's are provided at first floor level and the flat has a fitted kitchen and high quality shower room.

## Accommodation

Second Floor 2 bed flat	57.59 sq m. / 620 sq ft. (GIA)
First Floor Sales/Seating	41.24 sq m. / 444 sq ft.
Ground Floor Bar, Sales/Seating	47.81 sq m. / 515 sq ft.
Lower Ground Floor Kitchen	<u>14.32 sq m. / 154 sq ft.</u>
<b>Total:</b>	<b>103.37 sq m. / 1,113 sq ft. (plus flat)</b>

## Energy Performance Certificate

The property has an energy asset rating of C'59'. A full copy of the EPC's is available upon request.

## Business Rates

The current rateable value is £13,250 per annum.

Small business rates relief of up to 100% is available to some occupiers where premises have rateable values less than £15,000 per annum.

## VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent.

## Terms

The property is available via a new full repairing and insuring lease for a term by arrangement at a guide rent of £30,000 per annum.

## Viewing

Strictly by appointment with sole agents:-

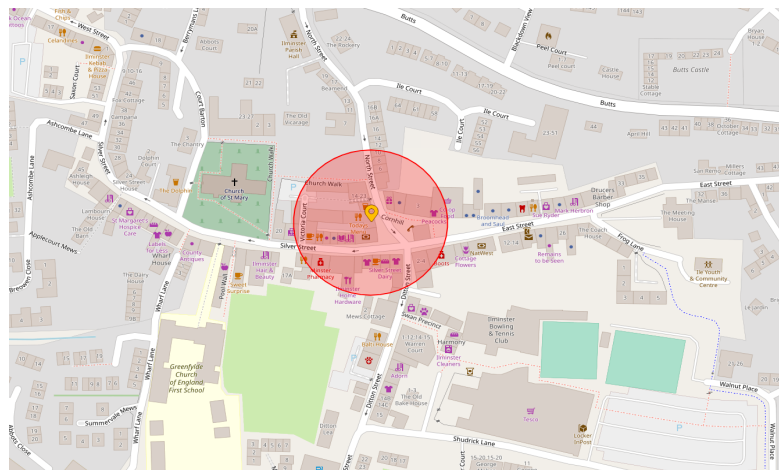
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## Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.