



RESTAURANT PREMISES 1 NORTH STREET, ILMINSTER, SOMERSET, TA19 0DG

LEASEHOLD – NIL PREMIUM

REF: 2154

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THE PROPERTY

Previously trading as a licensed café bar and restaurant, 1 North Street is a substantial character 3 storey Grade II listed property with basement kitchens. The subject of a sympathetic refurbishment by our client recently to create a premises ideal to operate as a café, restaurant, bistro and bar, the premises would also lend itself to alternative commercial uses, subject to the necessary consents. The property offers a blank canvas opportunity for incoming tenants to fit out the premises and create their own trading style within these attractive character premises, which briefly comprise: - Ground Floor Bar and Restaurant Area; Basement Kitchen; First Floor Restaurant Area; Ladies & Gents WC's; Attractive Two Bedroom Owner's Apartment on the second floor with open plan Sitting Room/Kitchen/Dining Room and a Shower Room/Wet Room.

SITUATION

1 North Street occupies a prime trading position overlooking the historic Market Square and Market House in the centre of this popular South Somerset town. Ilminster is a Medieval market town, the centre of which is dominated by the ancient minster. The attractive town is renowned for its local mellow Hamstone Georgian properties and offers a full range of shopping and other amenities including national retailers. Ilminster has a population of approximately 6,000 and offers good road links, being only 1 mile from the A303 London to Penzance trunk road. The town is situated around 11 miles from junction 25 of the M5 and is midway between the major commercial centres of Taunton and Yeovil.

INTERNAL DETAILS

Entrance doors to the front lead into **Ground Floor Bar & Restaurant** an attractive character room with stripped wood flooring, part wood panelled walls, feature lighting, feature fireplaces (disused), corner fitted **Bar Servery** with non-slip flooring and electric dumb waiter to the kitchen and first floor. **Storeroom. Staff WC. First Floor Restaurant** another attractive character room with windows overlooking the Market Square, 2 feature fireplaces (disused), stripped wood flooring, feature lighting, electric dumb waiter to the kitchen and ground floor. **Customer WC's. Basement Commercial Kitchen** with extractor system and gas interlock, electric dumb waiter to upper floors, stainless steel workbenches, 6 burner gas range, refrigeration units, non-slip flooring, stainless steel sink unit, stainless steel hand basin.

OWNER'S ACCOMMODATION

Situated at second floor level is the attractive owner's apartment, finished to a similar high standard as the rest of the property and briefly comprising; **Sitting Room/Kitchen/Dining Room** an open plan room with aspect to the front, feature fireplace (disused), stripped wood flooring, newly fitted kitchen with a range of modern base and wall mounted units, stainless steel sink unit, built in gas hob and electric oven and an extractor unit. **Bedroom One** a double room with aspect to the front, feature fireplace (disused) and stripped wood flooring. **Bedroom Two** a single room with aspect to the front, and stripped wood flooring. **Shower/Wet Room.**

Please note the fittings, equipment and services listed have not been tested by the agents.

EXTERNALLY

To the rear of the property is a small enclosed **Yard Area** suitable for bin storage etc.

THE OPPORTUNITY

The premises offer a blank canvas opportunity to develop a style of trade to suit incoming operators requirements, having previously traded for around 13 years as a quality licenced café bar and restaurant, but undoubtedly offering opportunities for alternative catering uses, or retail and commercial uses, subject to the necessary consents.

PREMISES LICENCE

The premises benefitted from a premises licence issued by South Somerset District Council permitting the sale of alcohol from 12pm (midday) until 12am (midnight) Monday to Saturday and from 12pm (midday) until 11pm on Sunday.

BUSINESS RATES

The rateable value from 1 April 2023 is £13,250. Business rates relief is available to qualifying occupiers.

SERVICES

All mains services are connected. There is gas fired central heating.

TENURE

A new free of tie lease is available, the length of which is negotiable, on full repairing and insuring terms (schedule of condition to be agreed). The proposed commencing rent is £30,000 plus VAT per annum, incentives may be available. A rent deposit equivalent to 3 months rent will be required. Detailed terms to be agreed.

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VIEWINGS

Strictly by appointment with the vendors sole selling agents. Tel: 01392 201262. Email info@stonesmith.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the purchaser will be required to provide identification and proof of address. Your assistance is appreciated.