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& Sampson

GARDEN &
ET SUPPLIES

THE HAIR SHOP
Traditional Hairdressing at its Best 01460 57077

Flat 7, 7 & 7B
Ditton Street, Ilminster, Somerset

Flat 7, 7 & 7B

Ditton Street
Ilminster
Somerset TA19 0BQ

An investment opportunity right in the heart of the town centre, including commercial units on the ground floor and a spacious residential apartment above.

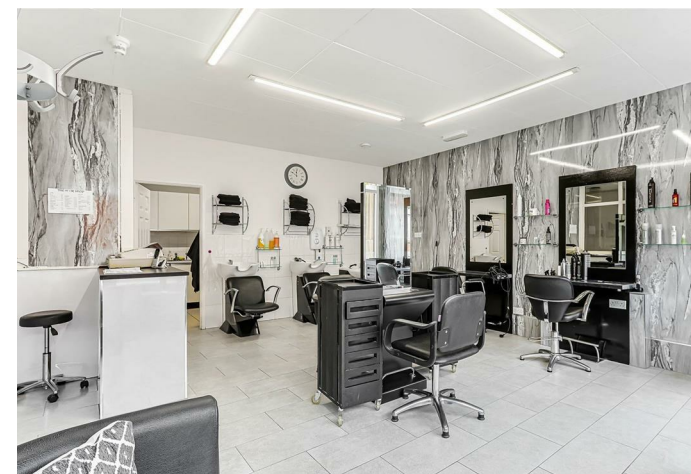


- Freehold mixed-use investment opportunity
 - Two ground floor commercial areas
 - Spacious first floor residential apartment
 - Convenient location in town centre
- Current tenants in situ in commercial units

Guide Price **£200,000**

Freehold

Ilminster Sales
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THE PROPERTY

A substantial mixed-use property in the heart of Ilminster's pretty town centre comprising a ground floor commercial unit, stores and residential flat.

RESIDENTIAL ACCOMMODATION

A communal entrance lobby shared with the commercial unit on the ground floor leads to the front door for the residential apartment above. Stairs lead up to a well-proportioned apartment that has scope for a purchaser to put their own mark on the property. A light kitchen has a velux window for natural light and is fitted with white units and black worktop incorporating space for a cooker. The bathroom is fitted with a white suite including bath with electric shower over. Both bedrooms are of a good size with the master over looking Ditton Street with generous double glazed windows to the south-west aspect. The sitting room has another large window, and there is scope to reconfigure the layout as you wish, with so much space on offer.

COMMERCIAL

The commercial elements of the property include a ground floor retail premises measuring approximately 36.8 sq m (396 sq ft) and ground floor stores measuring approximately 78.5 sq m (844 sq ft).

The retail unit, currently used as a hairdressers premises, comprises a sales area of approximately 28.00 sq m (301 sq ft) and a 9.26 sq m (99.6 sq ft) kitchen and w.c. The unit is finished to a good standard with a tiled floor, with tile and vinyl wall finishes, suspended ceiling system, ceiling mounted lights and a large glazed shop front.

The ground floor stores are let under a separate agreement and comprise three distinct areas. The front areas, measuring approximately 45.95 sq m (495 sq ft) have suspended ceiling systems, painted plaster wall finishes, a carpet floor finish and ceiling mounted lights. The rear stores, measuring approximately 30.06 sq m (323.56 sq ft) are finished to a more basic standard with painted block walls, a cement fibre roof with rooflights and a concrete floor.





COMMERCIAL TENANCIES

The ground floor shop premises is let under a commercial lease dated 25th April 2024 for a four-year term from 25th January 2024, expiring on 24th January 2028. The rent currently payable is £6,000 per annum, with a further 20% contribution to the landlord's costs in insuring the premises.

Business Rates for the hairdressers – RV is £5,300 (Small business rates relief may apply)

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/75745186>

The storage accommodation is let under a separate Tenancy at

Will dated 1st July 2004 at a rent of £250 per quarter, inclusive of insurance costs but excluding the usual outgoings, such as utility costs and business rates.

SITUATION

Ilminster is one of South-Somerset's prettiest market towns and everything needed for day to day living is on the doorstep. There is a wide variety of independent stores centred on the market square and 15th century Minster Church. The town is well served by a modern health centre, a dental surgery, two schools, a Tesco store and town centre Co-op / Peacocks store, hairdressers, cafes, pubs and takeaways. The nearest mainline station is 10 minutes away in Crewkerne (London Waterloo-Exeter). Taunton Station serves

Bath, Bristol and London Paddington. Within a 30-minute drive lies the Jurassic Coast World Heritage site and the famous seaside town of Lyme Regis. Herne View Primary school is based over two sites in the town and caters for children from 4-11 although there are also good nurseries and pre-schools within easy reach. The town centre also provides easy access to the Dillington estate permitted pathways and Sustrans cycle route 33, meaning you can be in the open countryside within a few minutes walk.

DIRECTIONS

What3words/////predict.dads.amps

SERVICES

Mains water, drainage and electricity are connected.



Residential flat - Electric heating via Night Storage heaters.

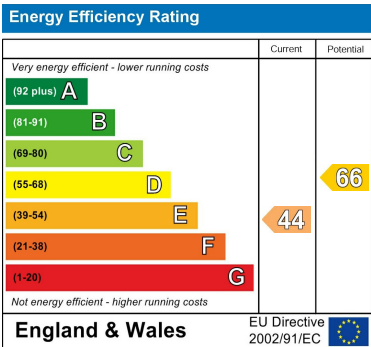
Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

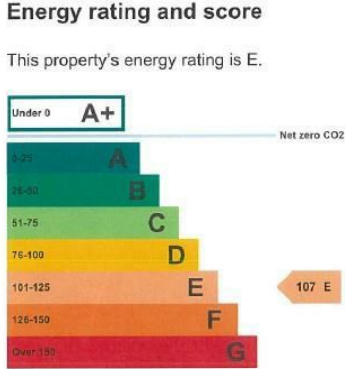
SOMERSET COUNCIL TAX BAND - A (Residential flat at 7 Ditton Street)

Flooding - the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of the land around a building not the building itself. We understand the commercial unit on the ground floor suffered flooding in January 2025.

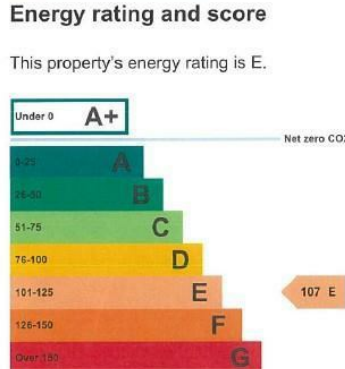
Please note, the floorplans were provided by an external company and have not been separately verified by Symonds and Sampson.



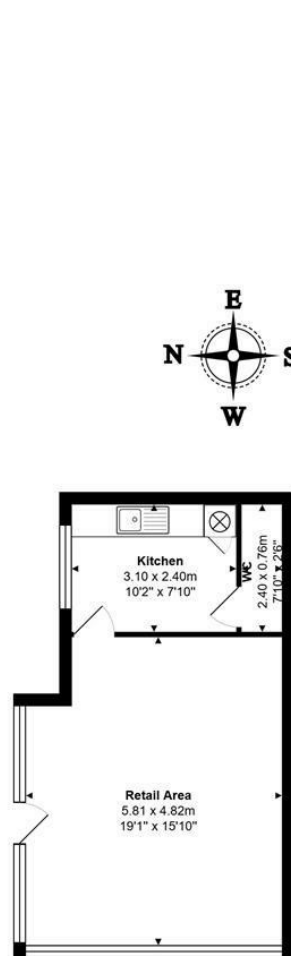
EPC for Flat



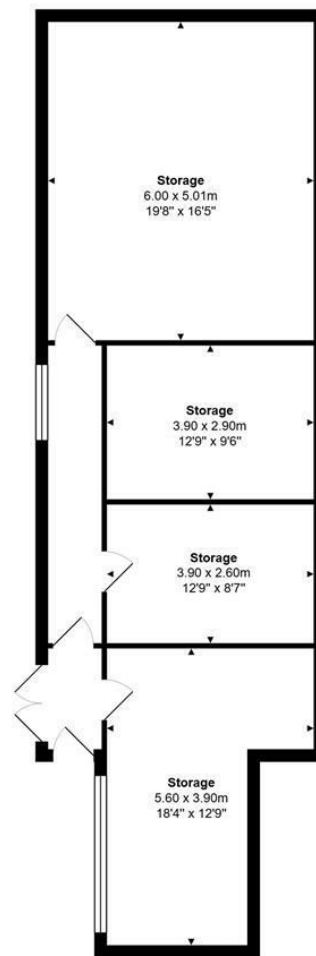
EPC for 7 Ditton St



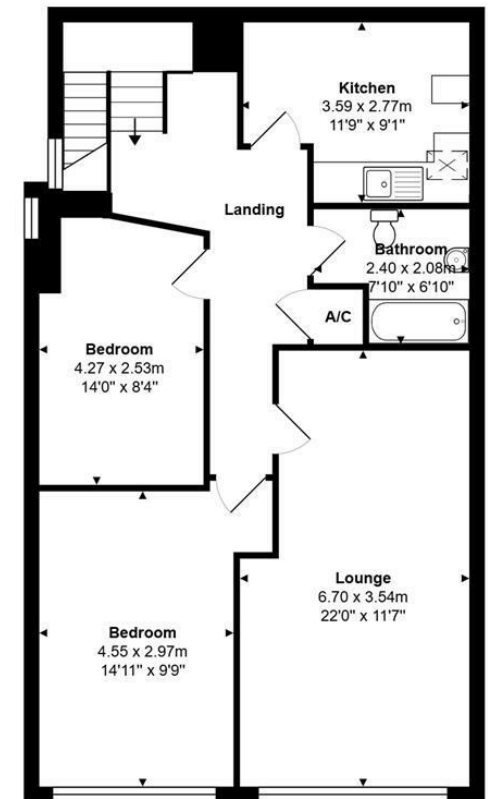
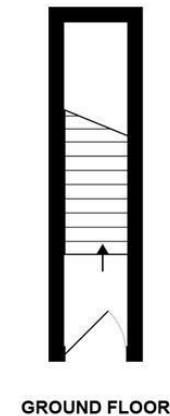
EPC for 7b Ditton St



Area: 36.8 m² ... 396 ft²
7 Ditton



Area: 78.5 m² ... 844 ft²
7B Ditton



FIRST FLOOR

Total Area: 81.8 m² ... 881 ft²

All measurements are approximate and for display purposes only

ILM/AJW/1310...



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