

gth



For Sale - Town Centre Office Building

4 North Street, Ilminster, Somerset, TA19 0DG

Key Facts

- Freehold Town Centre Office Building
- Former Town Council Offices
- Total Floor Area 107.60 sqm (1,157 sqft)
- Suitable as existing offices or with residential conversion potential

Guide Price £100,000

Location

The historic South Somerset market town of Ilminster with a fine Minster church that gives the town its name is located just south of the A303 trunk road that links the South West to the M3 and the South East and benefits from good road communications.

Ilminster is situated some 12 miles equi-distant between Somerset's two major towns, Taunton to the west and Yeovil to the east, both with mainline rail links to London.

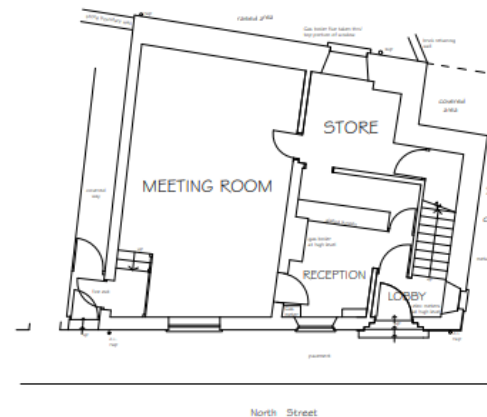
North Street is centrally located in the town centre and is close to The Market Place.

Description

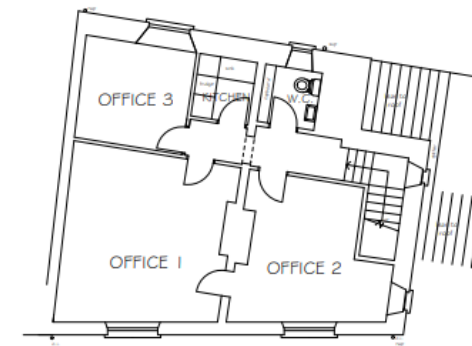
4 North Street is a two storey property comprising an end terrace building arranged over ground and first floors. The building is of traditional construction, with stone elevations, contained metal framed, single glazed casement windows, beneath a pitched tiled roof.

Internally, the property is currently arranged as a reception area, leading to a meeting room and office at ground floor level, together with further office accommodation and kitchen / WC ancillary facilities at first floor level.

The property has potential for residential conversion to two flats or possibly a town house subject to receipt of appropriate consents.



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



Schedule of Areas

Ground Floor 57.12 sqm (615 sqft)

First Floor 57.12 sqm (615 sqft)

Total 114.24 sqm (1,230 sqft)

Services

The property benefits from gas, electricity, mains water and drainage.

Business Rates

The property has the following rateable values:

£12,500

EPC

The property has a "D" EPC Rating.

Tenure

The property is to be sold freehold with vacant possession.

Sale Price

The property is to be sold at a price guide of £100,000 exclusive.

VAT

It is understood that VAT will not be charged on the purchase price.

Viewing

Strictly by appointment with sole agents:-

Robert Clark / Zack Dennington

Greenslade Taylor Hunt,

22 Princes Street, Yeovil, Somerset, BA20 1EQ

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Important Notice – Property Misdescriptions Act 1981

Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars are to be relied upon as statements or representation of fact. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase. We have not tested the appliances, central heating or services. Plans for illustration only. Not to scale.

