



2-6, Silver Street, Ilminster, TA19 0DL

Ground floor retail premises in Ilminster's high street, available to let as a whole or as two separate units.



1456.00 sq ft

- Excellent trading location
- Available as a whole or as two separate units
- Great position in Ilminster's town centre
- Flexible terms available

Guide Rent £35,000 Per Annum

THE PROPERTY

Attractive ground floor retail units in Ilminster's town centre measuring a total of approximately 1,456 sq ft, available to let as a whole or in two separate lots, measuring 360 sq ft and 1,150 sq ft respectively. The property occupies a prime position in the town, overlooking Market House.

The Grade II listed building comprises a ground floor former bank premises in a prominent position on Ilminster's high street. The building is currently undergoing refurbishment, with features including two former banking vaults and an accessibility lift and with windows overlooking Silver Street and on the return frontage overlooking North Street.

2 SILVER STREET

Measuring approximately 1,150 sq ft, 2 Silver Street is available to let at a guide rent of £25,000 per annum. It occupies a corner position with return frontage onto North Street, overlooking the market square.

4 SILVER STREET

A compact ground floor retail unit measuring approximately 360 sq ft with frontage onto Silver Street, available to let at a guide rent of £10,000 per annum.

SITUATION

In Ilminster town, the local stores are mostly centred around the market square and 15th century Minster church and have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops. The town is also well served by a town-centre Tesco store with ample free parking just a short walk from the town centre. Alongside the supermarket is a bowls club and tennis club. There is also a town library.

Ilminster Arts centre is a vibrant arts venue with licensed cafe. There are plenty of other places to eat too, including pubs, restaurants, cafe's and takeaways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358. The town hosts a weekly market every Thursday and has a newly merged primary school for ages 4 – 11 years.

SERVICES

Mains electricity, water and drainage.

TENURE

The property is available to let on a standard commercial lease on terms to be agreed, either as a whole at a guide rent of £35,000 per annum, or separately in two lots.

LOCAL AUTHORITY

Somerset Council - 0300 123 2224

RV: To be assessed

EPC

TBC

CODE FOR LEASING BUSINESS PREMISES

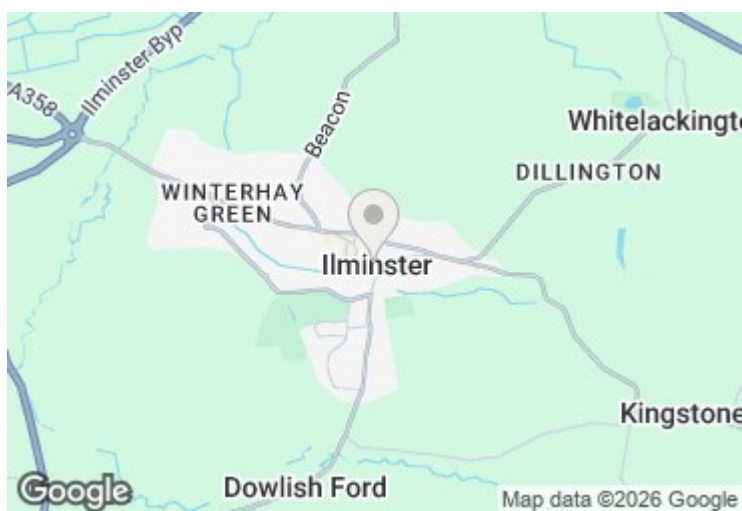
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FINANCE ACT 1989

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.



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