



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



1802.00 sq ft

- Prominent trading position in the heart of Ilminster
- Suitable for a Variety of Commercial Uses
- Beautiful Grade II Listed Building
- Overlooking Ilminster Market Square
- Available Immediately
- Good decorative order throughout

To Let - Guide Rent £33,000 £33,000 Per Annum

## THE PROPERTY

The property comprises a retail unit with living accommodation arranged over four floors within a beautiful and historic Grade II listed building in the centre of Ilminster.

Previously trading as a licensed café bar and restaurant, 1 North Street has undergone sympathetic refurbishment to create a premises ideal to operate as a café, restaurant or a variety of alternative commercial uses, subject to the necessary consents. The property offers a superb and rare opportunity for a business to acquire a large and attractive premises in the heart of Ilminster. The property is perfect for an incoming tenant fit out the premises and create their own trading style within an attractive character building.

The current layout briefly comprises a ground floor bar and restaurant/retail shop floor, a commercial kitchen in the basement, first floor restaurant/offices ; ladies & gents WC's;. The second floor is currently set out as a two bedroom apartment with open plan Sitting Room/Kitchen/Dining Room and a Shower Room/Wet Room, but could easily be converted to provide additional office accommodation.

## 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 has a newly merged primary school for ages 4 – 11 years.

## SERVICES

Services:  
Mains electricity, water, gas and drainage.

## LOCAL AUTHORITY

Local Authority:  
Somerset Council - 0300 123 2224

RV (2026 - basement, ground and first floors): £14,250  
Council Tax (Second floor apartment): Band A

## TENURE

The property is offered to let on a standard commercial FRI lease, for a term to be agreed.

## EPC

Energy Rating: C



## CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## 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.

RH/DorCom/04.06.26



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