



10 East Street

Ilminster, TA19 0AA

## Mid Terrace Former Bank

**2,798 sq ft**

(259.94 sq m)

- Grade II Listed former bank premises
- Central position in attractive market town
- Nearby retailers including Boots and Co-op along with a number of local shops, cafes and restaurants

## Summary

<b>Available Size</b>	2,798 sq ft
<b>Rent</b>	£26,475 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Location

Iminster is a minster town in Somerset with a population of approximately 5,968 people (2021). The town sits between Taunton, Yeovil and Honiton. It lies 35 miles north east of Exeter and 55 miles south of Bristol, and is served by the A303 and A358 from the west via the B3168. The nearest railway station is Crewkerne which is approximately 10 miles south east of Iminster, providing direct services to London Waterloo and Exeter St Davids.

The subject property is situated on the southern side of East Street, between Ditton Street and Frog Lane. Nearby occupiers include Boots, Co-Operative Foods, Milford & Dormor Solicitors, Greenslade Taylor Hunt Estate Agents, as well as a number of local retailers, gift shops, cafes and restaurants.

## Description

The mid terraced Grade II Listed property is of period construction arranged over ground and two upper floors. The demise offered consists of the ground and first floor only.

The ground floor is arranged as main banking space, interview rooms, storage and rear office.

The first floor accessed via stairs, consists of office space, staff WCs, kitchen and staff room facilities.

## Accommodation

The accommodation comprises the following areas:

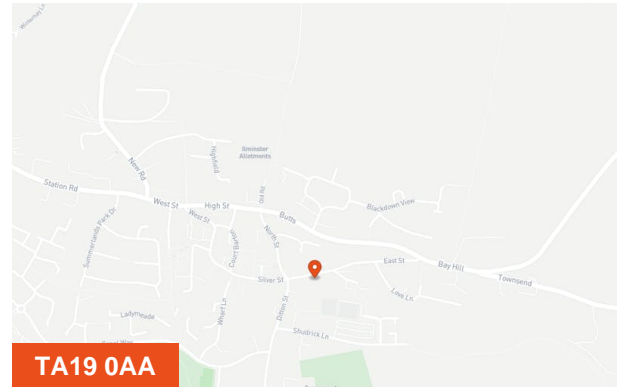
Name	sq ft	sq m	Availability
Ground - Sales	1,811	168.25	Available
1st	987	91.70	Available
<b>Total</b>	<b>2,798</b>	<b>259.95</b>	

## Terms

The property is available by way of an assignment of the existing lease which expires on 11 December 2026, at a passing rent of £26,475 per annum, exclusive.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



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## Viewing & Further Information

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