



TO LET

24A DITTON STREET, ILMINSTER, SOMERSET, TA19 0BQ
GROUND FLOOR AREA – 29.71 SQ M (320 SQ FT)

- **Self-contained lock-up shop premises.**
- **Highly visible location.**
- **Kitchen and WC facilities.**
- **Display windows to front.**

LOCATION

Located in Ditton Street, opposite the Tesco Petrol Station and near the Tesco supermarket on the edge of Ilminster town centre. Only 1.5 miles from the A303 and 10.5 miles to J25 of the M5 motorway and Taunton which is the county town of Somerset.

CONTACT

Carter Jonas LLP

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Partner

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IMPORTANT INFORMATION

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DESCRIPTION

Shop with a depth of 5.68m and a width of 5.23m accessed via a double glazed UPVC door. Two display picture windows with spotlights, metal security shutters and storage cupboards below, one housing a gas supply. The shop has electric heating, a suspended ceiling with fluorescent lighting, a UPVC double glazed window to rear and a single-phase electricity supply.

Store/kitchen of 3.57m max x 2.16m including a kitchenette with a stainless steel sink unit. Rear fire exit door, access to roof void, a range of wooden shelving and WC facilities.

ACCOMMODATION

All measurements approximate.

	Sq M	Sq Ft
Shop	29.71	320
Store/kitchen	7.71	83
WC		
Total	37.42	403

TERMS

New lease on flexible terms to be agreed at a quoting rent of £6,950 per annum.

RATES

According to the Valuation Office website, the premises are assessed as the following:-

Rateable Value: £3,000

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A certificate rated 'C' is available on request.

VIEWING & FURTHER INFORMATION

All enquiries strictly via:

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SUBJECT TO CONTRACT

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