



TO LET - Flexible Inclusive Terms

Horton House, 8 Ditton Street, Ilminster, Somerset, TA19 0BQ

- Centrally located within the town
- Well maintained Office Room suitable for 3 workstations suiting start up or small businesses
- Office Room 2 Approximately 18 sq m (195 sq ft)
- Available on flexible Licence

Licence Fee £450.00 per calendar month

Location

The historic market town of Ilminster with a fine minster Church that gives the town its name, is located 12 miles equidistant between Taunton to the west and Yeovil to the east and just south of the A303 trunk road and its junction with the A358, the main link road between the A303 and the M5. The town has seen considerable growth in recent years but still boasts a range of traditional shops including a hardware store, butchers and delicatessen.

Ditton Street is now a one-way street, accessed off the town's central market square and provides a mix of retail and professional business properties fronting Tesco Supermarket. A public car park is located nearby.

Description

The subject property comprises six self-contained office suites over first and second floors, each presented in good order and benefiting from a communal tea station and male and female wc's on each floor.

A list of available office suites is shown below, although each suite is available on a flexible Licence and is inclusive of Business Rates, electricity/heating and water – the Licensee is responsible for telephone and broadband.

Accommodation

1ST Floor

Room 2	18 sq m	195 sq ft	£450 pcm
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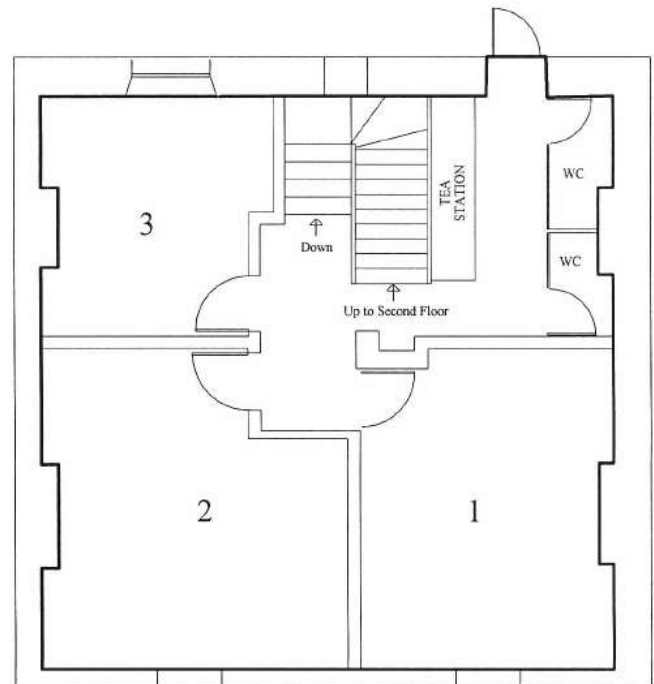
Terms

Rooms are available on a monthly rolling Licence. No VAT is payable.

The Licensor does not make a charge when their standard licences is used, but reserve the right to recover their legal costs should solicitors be engaged in discussions.

VAT

VAT is not payable.



FIRST FLOOR

Viewing

Strictly by appointment with sole agents: -

Robert Clark

Greenslade Taylor Hunt,

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: robert.clark@gth.net