



DERBYSHIRE'S
— Estate Agents —

10 East Street, Ilminster, TA19 0AA

A great opportunity to purchase a Grade II Listed commercial property laid out over 2 floors in the heart of the market town of Ilminster. Formerly Nat West bank on the ground floor with offices and store rooms on the 1st floor. Potential investment or development opportunity (subject to planning). Rental value of approximately £25,000 per annum. Please call for further details.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

- COMMERCIAL BUILDING
- FORMER NAT WEST BANK
- INVESTMENT/DEVELOPMENT OPPORTUNITY
 - GROUND FLOOR AND 1ST FLOOR
- SEPERATE ENTRANCE TO 1ST FLOOR
 - IN THE HEART OF ILMINSTER
- CONTACT US FOR FURTHER DETAILS

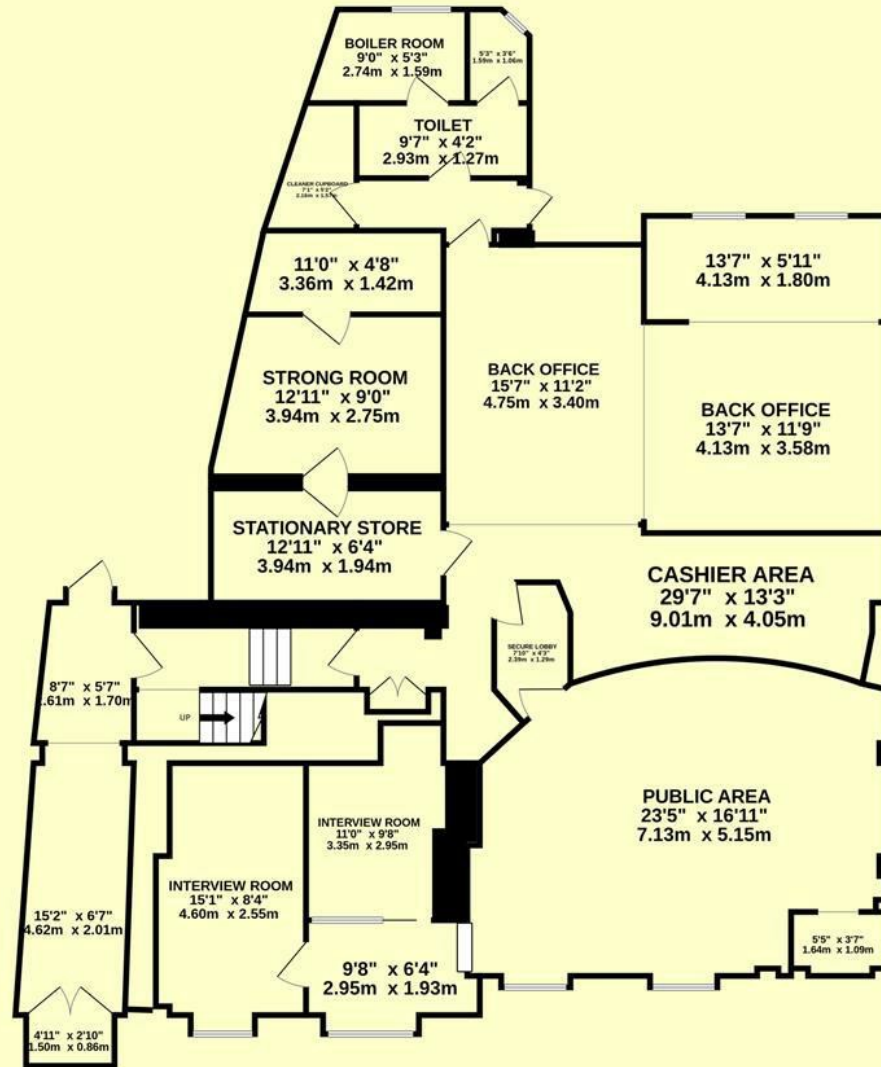
10 East Street, Ilminster, TA19 0AA
Guide Price £275,000

GROUND FLOOR

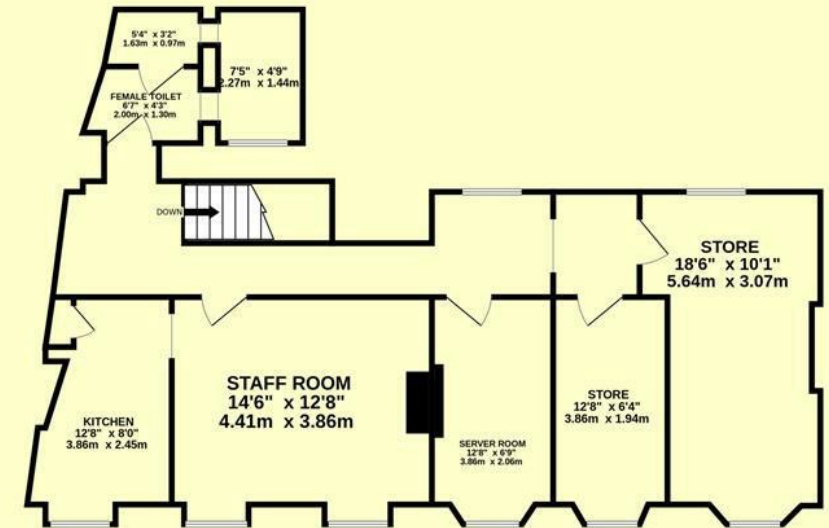
Consisting of former public area of bank and cashier area, back offices, stationary room, kitchen area, strong room/bank vault, toilets, boiler room, 2 meeting/interview rooms, corridor with stairs to the 1st floor.

1ST FLOOR

Consisting of 4 potential office rooms, kitchen, toilets and store rooms.



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 2715 sq.ft. (252.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions -





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