



Former River Cottage Shop & Restaurant Trinity Square, Axminster, EX13 5AN

TO LET

Area: 2,750.00 sq ft (255.48 sq m) | Rent: £35,000 PA |

- Substantial shop and restaurant extending to circa 2,750 sq ft
 - Prime town centre location in busy market town
 - New lease available



LOCATION

These shop and restaurant premises are located in a prime trading position in Trinity Square in the centre of the busy market town of Axminster in Devon . All of the town's facilities are close by including other retail outlets (Boots the chemist is opposite) , professional service providers and leisure facilities . Town centre car parking is also to the rear of the property . Axminster is within easy driving distance of the south Devon coast and the cathedral city of Exeter is also within a 40 minute commute .

PROPERTY

These premises form the ground floor of a former pub which has been used for the last 10 years as a "River Cottage"shop and Restaurant . There is therefore a seating area /shop at the front with bifold opening windows to the street with to the rear the kitchen , WC facilities and main restaurant area . At the rear there is also an outside seating area . Cellars and stores are provided in a large basement area .

The ground floor extends to approximately 2,750 sq ft .

SERVICE

Main services are either connected or are available .

EPC

Rating D

RATES

The property has a current rating assessment of £26,250

TENURE

A flexible term new lease is offered of the ground floor premises . The incoming tenant will be responsible for all outgoing , repairs to the interior , repair of the shop front and a proportionate share of buildings insurance .

RENT

£35,000 per annum

VIEWING

Strictly by appointment with the letting agents

FURTHER INFORMATION

For further information please contact Nigel Jones, Chesters Harcourt, tel: 01935 415454 or email nigel.jones@chestersharcourt.com

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