

Axminster Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



Clare House, 2, Lyme Street Axminster, Devon, EX13 5AU
Guide Price £49,500



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Freehold retail shop located on one of the main thoroughfares through Axminster, close to the town centre. Vacant possession.



Property Details

- Ideal investment freehold opportunity
- Usage A1/A2 Retail and Financial/Professional services
- Prominent town location

A retail shop premises formerly used as a beauty salon/ barber shop positioned close to the centre of Axminster opposite South Street car park. The premises benefits from a large window frontage and is presented in good order throughout. Comprising of entrance lobby/ retail area, a private office space/ treatment room with handwashing facility and a separate cloakroom WC. There is potential to remove the treatment room/ office to create one large retail space/ office.

Front Retail Shop Area

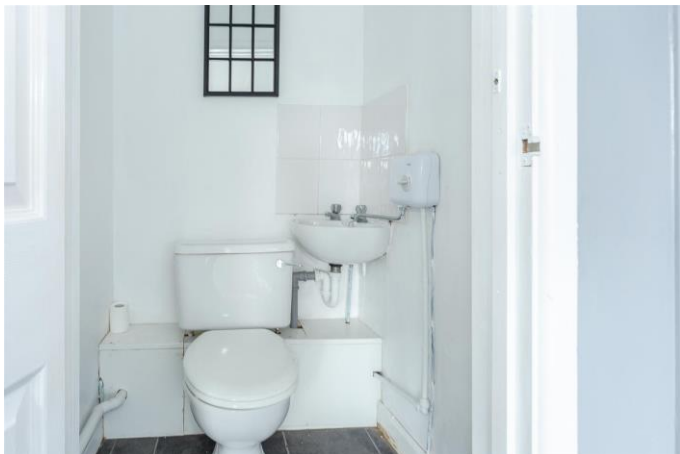
Large shop window frontage with a tiled pavement/ sheltered area in front of the property. The front retail area has wood effect flooring with white walls and tongue and groove panelling. 4.90m x 4.37m

Back Office/ Treatment Room

Frosted window with borrowed light from front room. Wood effect flooring/ partial mosaic vinyl flooring to alcove. Water supply with handwash basin. Grey and white painted walls with sparkle wall panelled wall to the rear. 3.99m x 2.25m

Cloakroom WC

Slate effect vinyl flooring, white suite comprising of corner handwash basin and WC. M x Wall mounted hot water heater (Not tested). 1.17m x 1.10m



The shop is responsible for the freehold for the whole building which includes four flats all sold on long leases. We understand the freeholder has the rights to, two parking spaces at the rear of the building on a first come first serve basis.

BUSINESS RATES

Current rateable value (1 April 2023 to present) £3,700 Per Annum - Small business rates relief may apply, contact East Devon Council for more information.

TENURE

Freehold

SERVICE CHARGE

Share of yearly insurance and maintenance when required. For further details please contact Vicary & Co.

INFORMATION

Heating Type: Currently no heating type in place.

Construction Type: Traditional Construction

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside.

SERVICES

Mains electricity, water and drainage.

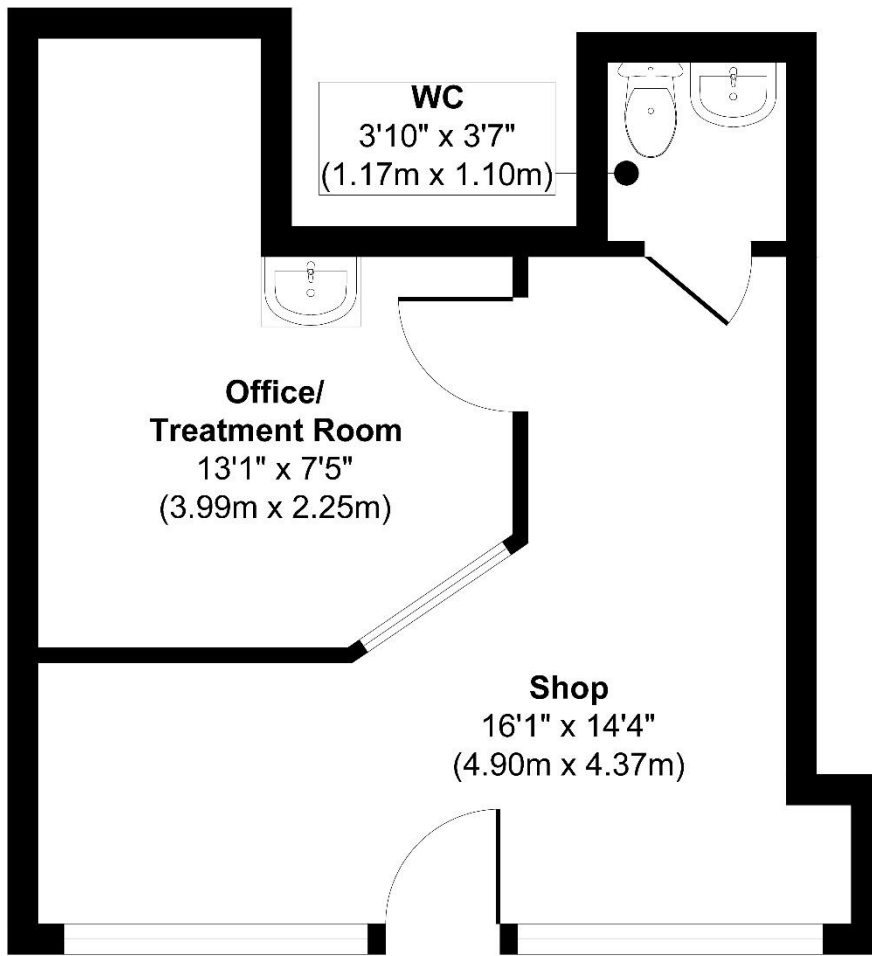
VIEWINGS

Strictly by appointment only with Vicary & Co

EPC – TBC



Clare House, 2, Lyme Street Axminster, Devon, EX13 5AU



Floor Plan

Approx. Gross Internal Floor Area 272 sq. ft / 25.32 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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