

Retail – Lease for sale

Confidential

Gerrard Matthews
Chartered Surveyor

1 Victoria Place Axminster EX13 5NQ

- Prominent Class E restaurant/take away
- Prominent property with extensive frontage
- Lease for sale



Location

Axminster is a popular market town located on the Devon/Dorset border close to the south coast and within a few miles of Lyme Regis and is situated close to the junction of the A35 and 358 about 10 miles east of Honiton. It benefits from a mainline rail linking Exeter and London. The town has a resident population of 5600.

Situation

The property is located in a prominent position within the principal area of the town centre opposite the George Hotel and near traders such as Boots the Chemist, NHS pharmacy and various local traders

Description

1 Victoria Place is a character property with extensive frontage, currently trading as Costa Coffee

Plans see overleaf

See PDF plans overleaf. Scale plans available by email on request

Accommodation

The approximate areas (source VOA)

Ground floor Sales	170.9 sqm	1840 sq ft
Basement	70 sq m	750 sq ft

VAT is payable on top of the rent

Tenure

The property is let for a term of ten years from 17th January 2017 on proportionate repairing and insuring terms. Expiry 16th October 2032. Tenant only break 16/10/27 to be served minimum 12 months prior.

Copy lease available on request by email.

Rent. £22,500 per annum plus

Rateable Value

April 2023 RV £27,250 (not the amount payable)

EPC:

To be provided

Further information or viewing

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