

## FREEHOLD SHOP FOR SALE

49 West Street, Axminster, EX13 5NU



### LOCATION

The market town of Axminster is set on the River Axe within the East Devon Area of Outstanding Natural Beauty, and is filled with traditional charm and character. It is situated just off the main A35, 44.5km (27.5 miles) to the east of Exeter and 32 km (20 miles) to the south of Taunton.

### SITUATION

The property is situated on West Street, a busy retail parade only 0.5 miles north east of Axminster station.

Local occupiers include Post Office, Tesco and Lloyds Bank, as well as independent estate agents, pharmacies and cafes. The town's main car park is 0.2 miles to the east and provides 24 hour in town parking.

### DESCRIPTION:

The subject property comprises a terraced property arranged over ground, first and second floor.

The ground floor retail space currently provides front of house shop/retail floor space with customer meeting rooms to the rear. BOH includes a staffroom and Male and Female toilets.

The first floor provides storage accommodation, whilst the second floor, which was not inspected, is accessed via a loft hatch.

It is possible the unit could be made available with the benefit of additional space outlined in blue on the photo, held on a lease, expiring on 30<sup>th</sup> April 2021 at a rent of £3,250 per annum and accessed through the Santander unit, details on request.

## TENURE

Freehold  
Additional Part Leasehold if required.

## ACCOMMODATION

The unit extends to the following approximate Net Internal Areas:

### FREEHOLD:

Sales Area: 569 sq ft / 52.87 sq m

Ancillary: 215 sq ft / 19.95 sq m

(Ground Floor (ITZA): 565 sq ft / 52.53 sq m)

First Floor: 463 sq ft / 43.02 sq m

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**TOTAL NIA:** 1,247 sq ft. (115.84 sq m)

### LEASEHOLD

Sales Area (LH): 152 sq ft / 14.15 sq m

## RATES

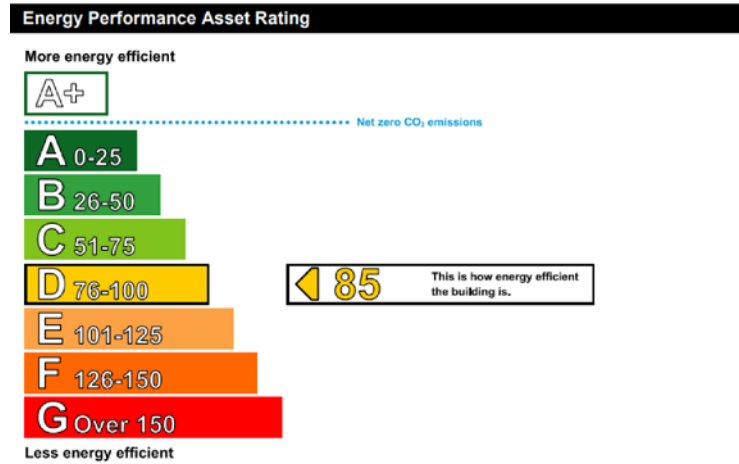
The unit in its entirety has the following assessment, but will require reassessing upon separation.

Rateable Value £14,000  
UBR 0.493

Rates Payable £6,902

Interested parties should verify these figures with the Local Authority.

## ENERGY PERFORMANCE CERTIFICATE



## VAT

The property is not elected for VAT

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## PROPOSAL

We are instructed to seek unconditional offers in excess of **£80,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

## VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

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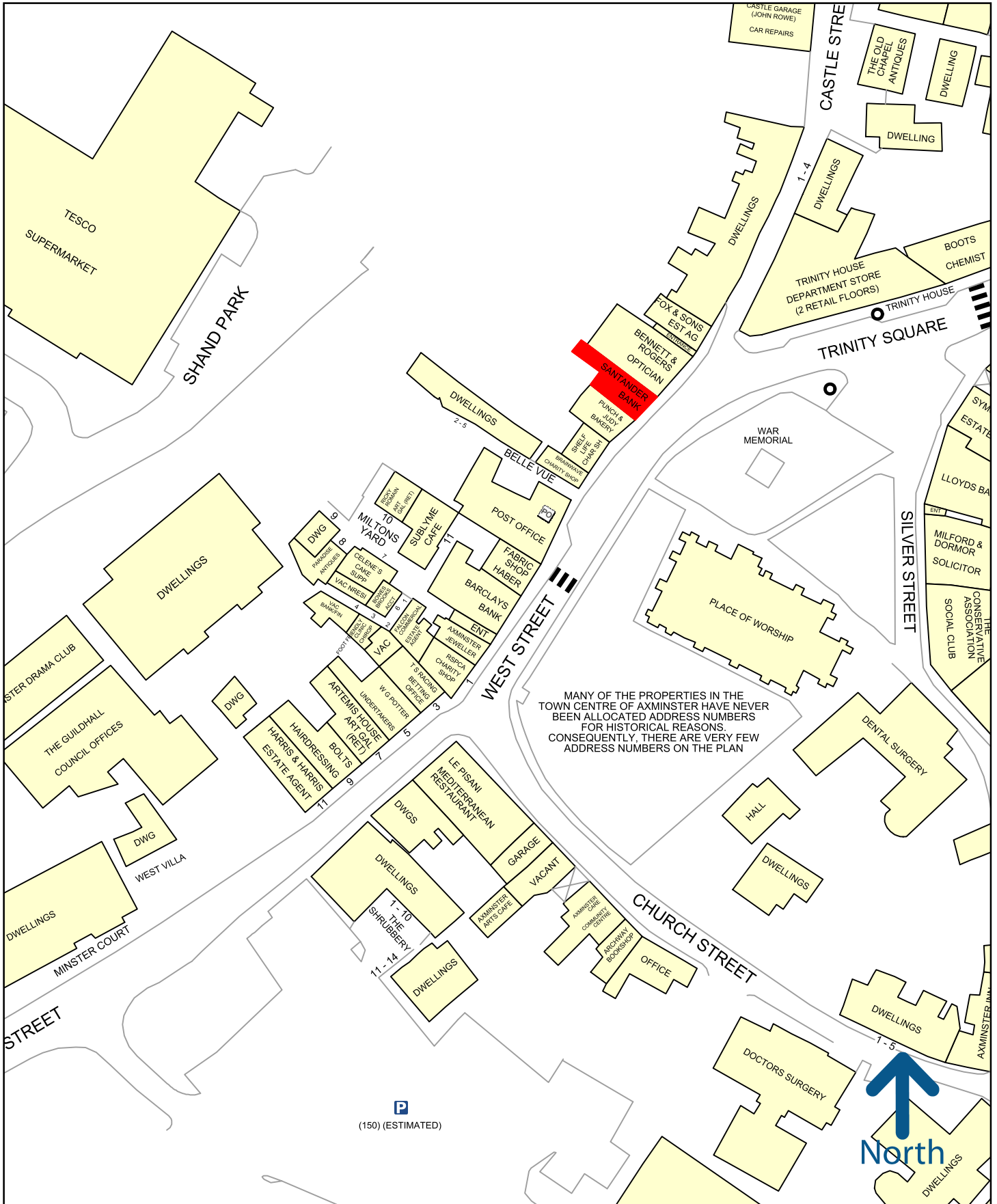
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### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of GL Hearn Ltd has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.

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Experian Goad Plan Created: 08/02/2019  
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