

# On the Instruction of Barclays Bank Plc

## LEASEHOLD AVAILABLE

### Barclays Bank, West Street, Axminster, EX13 5NT



#### Key Features

- Leasehold Available
- Rear Access Yard
- Lies Within Conservation Area

#### Viewing

By appointment via this office:

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Date of Issue 01 September 2017

#### Location

The property is located in, Axminster, Devon. It is situated on the edge of the Blackdown Hills, a designated area of outstanding natural beauty lying 5 miles north of Lyme Regis, 33 miles east of Exeter, 67 miles south of Bristol and within 25 minutes of Junction 25 of the M5 providing great access throughout the South-west. Adjacencies are **The Post Office** and **Axminster Jewellers**. National occupiers within the town include: **Co-op, Tescos, Boots, Lloyds, Santander, Natwest, Costa, Vision Express** and **RSPCA**.

#### Description

The property is set out over two floors with an additional loft space. It consists of masonry construction, two front facing bay windows with single glazing traditional sash windows. The ground floor consists of a banking hall interview rooms, offices, storage cupboards and a strong room towards the rear of the ground floor. There is one fire escape at the back of the premises on the ground floor leading out to a rear access yard. The first floor consists of male and female toilets, staff rooms and stores. The is an additional fire escape via external stairs leading to the rear access area.

The property comprises of the following approximate floor areas:

#### Accommodation

Ground Floor	96.87 sq m	1,043 sq ft
First Floor	15.62 sq m	168 sq ft
<b>Total</b>	<b>112.49 sq m</b>	<b>1,211 sq ft</b>

#### Price

An assignment of an existing effectively Fully Repairing and Insuring lease expiring 3<sup>rd</sup> July 2028 at a passing rent of **£14,600** per annum. There is a tenant option to break 3<sup>rd</sup> July 2023.

#### Legal Costs

Each party to bear their own legal costs.

#### Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£16,750**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### EPC

EPC available on request.

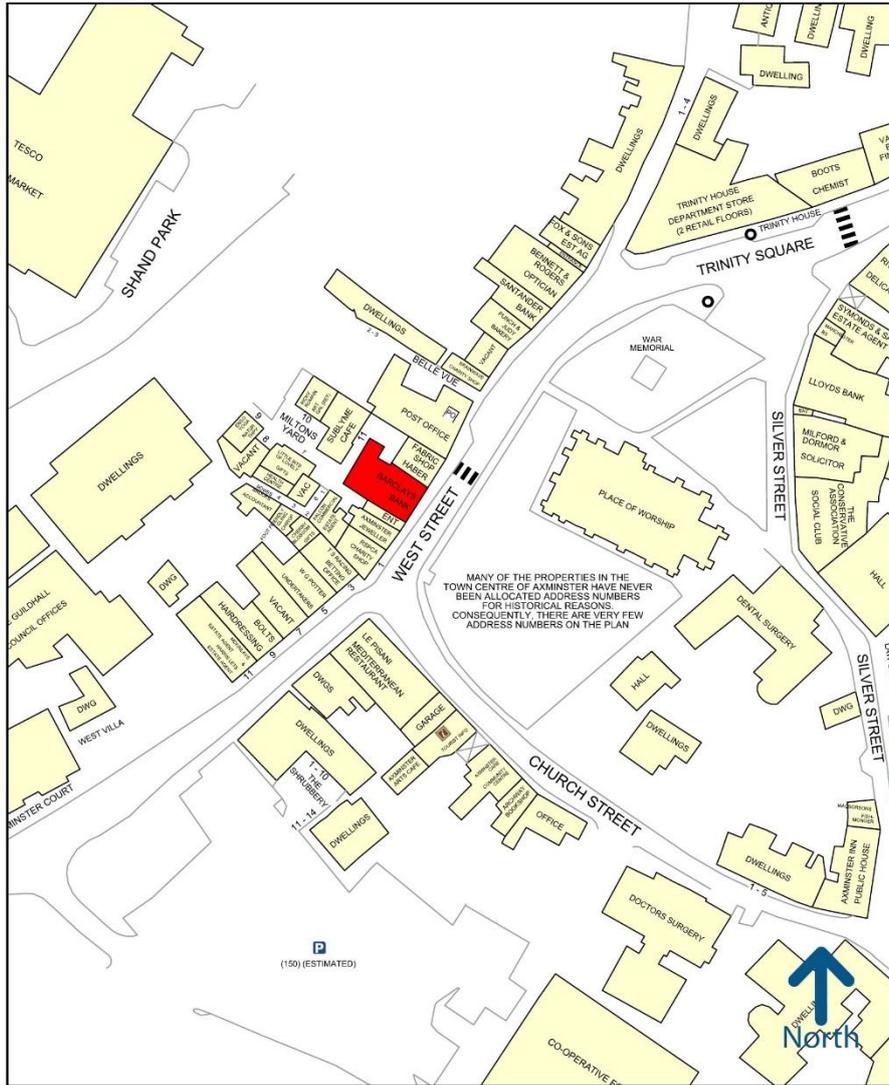
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Axminster



50 metres

Experian Goad Plan Created: 02/08/2017  
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