


Retail Showroom Premises, Castle Hill, Axminster, Devon EX13 5PY

 2767.00 sq ft

- Superb location on the edge of the town centre.
 - Off road parking for up to 6 vehicles
 - Loading area and double loading doors
- Well-established retail showroom premises
 - Generous storage accommodation

To Let - £30,000 Per Annum

THE PROPERTY

The property is in a good location on the edge of the town centre, situated on Castle Hill in Axminster. The property was formerly the Wells Carpet Brokers premises, where the business has traded successfully for many years. It has come to the market due to the downsizing of the current occupier.

The building is of solid construction with a painted finish and comprises a retail showroom premises with ancillary offices and stores measuring a total of approximately 2,767 sq ft. There is parking for 6 vehicles and a loading area to the front of the premises.

SHOWROOM

The large retail showroom has glazed frontage overlooking the car park, with a glazed pedestrian door providing access. Internally the showroom has a carpeted floor finish, with painted plaster wall finishes, a suspended ceiling system with integrated lighting. The showroom is divided into a front section measuring approximately 75.92 sq m (817 sq ft) and a rear section measuring approximately 34.14 sq m (368 sq ft).

OFFICES

There are two office areas, with a customer-facing office measuring approximately 13.6 sq m (146 sq ft) and a private office to the rear measuring approximately 12.28 sq m (132 sq ft).

STORES/LOADING

The stores and loading area measure approximately 116.29 sq m (1,252 sq ft), with concrete floors, painted walls, ceiling mounted lighting and rooflights over the rear stores. The loading area has double loading doors measuring 2.67m (w) x 2.77m (h).

STAFF WELFARE

The welfare facilities include a generous kitchen and staff toilets.

SERVICES

Mains water, drainage and electricity service are connected.

LOCAL AUTHORITY

East Devon District Council - 01404 515 616
Business Rates RV £15,500

LOCATION

Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter.

The property is located on the edge of the town centre, in a well-established trading location.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating: 64 (C)

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



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