

gth

 **Brainwave**
Unlocking Children's Potential
Registered Charity No. 1073238 & SC039137 (Scotland)

Charity Shop

Shop (with E Class Use)

TO LET

21 West Street

Axminster, Devon, EX13 5NU

- Prominent town centre location.
- Lock-up shop with first floor office totalling 549 sq ft.
- Suitable for retail, professional services, café, office or clinic uses.

New Lease by Arrangement at £10,800 pa

Location

The property is located in West Street which forms Axminster's main retail thoroughfare in conjunction with Trinity Square.

Axminster is a well known South Devon town located approximately ten miles east of Honiton and five miles north of Lyme Regis at the crossroads of the A35 and the A358 linking Chard, Ilminster and Taunton to the north with Axmouth and Seaton to the east.

Description

The property comprises an attractive two storey end of terrace retail unit having prominent frontage to West Street and a return frontage with additional window display.

Internally the premises provide a sales area with good natural light on the ground floor and an office with staircased access at first floor level.

Floor Areas

Ground Floor Sales	34.79 sq m / 375 sq ft
Ground Floor Store	1.86 sq m / 20 sq ft
First Floor Office	<u>14.31 sq m / 154 sq ft</u>
Total	50.96 sq m / 549 sq ft

Business Rates

The valuation office website shows the premises to have a current rateable value of £7,500 pa.

Small Business Rates Relief up to 100% is available to some occupiers of premises with rateable values less than £12,000 pa.

Interested parties should make their own enquiries with East Devon District Council to ascertain the rates payable.

Energy Performance Certificate

The current Asset Rating is 'D85'. A full copy of the EPC is available upon request.

Terms

The premises are available to let via a new full repairing and insuring lease for a term by arrangement at a rent of £10,800 per annum exclusive.

VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the purchase price.

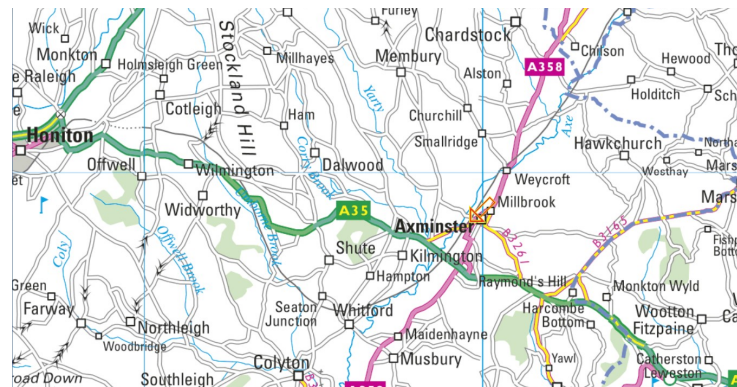
Viewing

Strictly by appointment with sole agents:-

Joseph Hughes, Greenslade Taylor Hunt, 9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: joseph.hughes@gth.net



Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.