

Prominent town centre premises formerly used as a restaurant with upper parts originally used as letting and function rooms



Former River Cottage Shop & Restaurant

Freehold For Sale - £500,000

Trinity Square, Axminster, Devon, EX13 5AN

**Chesters
Harcourt**

SUMMARY

- Sustainable shop and restaurant
- Extending to circa 3050 sq ft
- Prime town centre location

LOCATION

These shop and restaurant premises are located in a prime trading position in Trinity Square in the centre of the busy market town of Axminster in Devon . All of the town's facilities are close by including other retail outlets (Boots the chemist is opposite) , professional service providers and leisure facilities . Town centre car parking is also to the rear of the property . Axminster is within easy driving distance of the south Devon coast and the cathedral city of Exeter is also within a 40 minute commute

THE PROPERTY

Substantial ground floor extending to approximately 3050 sq ft suitable for retail or leisure uses subject to appropriate consents

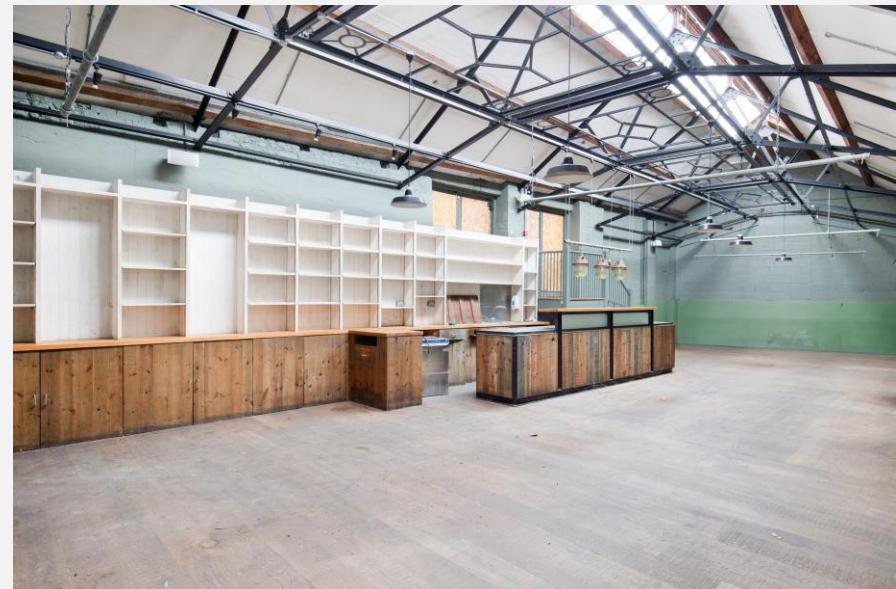
A separate side access leads to a first and second floor . At first floor there is a former function room , kitchen and WC's albeit in somewhat dilapidated condition . Six former letting rooms exist at second floor level . There is also a basement storage area accessed from the main shop/ restaurant area .

Externally there is a garden area at the rear but no formal rear access to the adjoining town centre car park

Services – No services have been checked but all main services are believed to be available .

PLANNING

The property is a Grade 2 Listed Building and consequently Listed Building Consent will be required to make alterations in addition to any planning permission requirements . Prospective purchasers need to make their own enquiries in that regard .



TENURE

Freehold

PRICE

£ 500,000

VAT

VAT is payable

EPC

EPC rating D

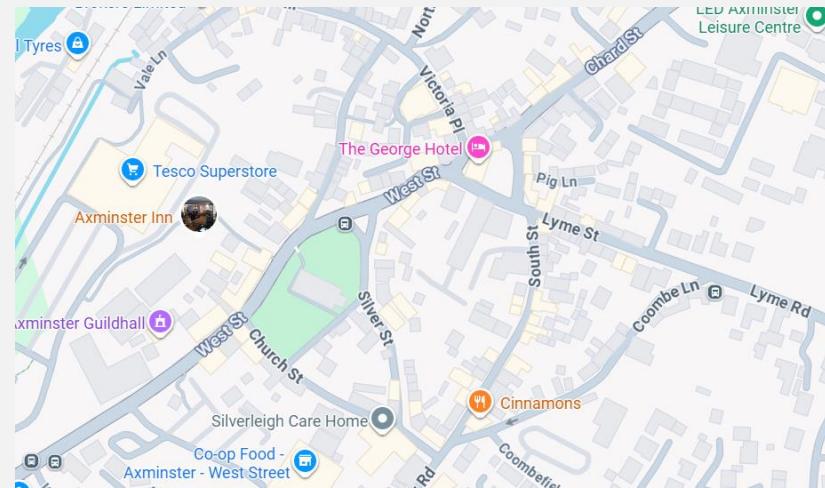
RATEABLE VALUE

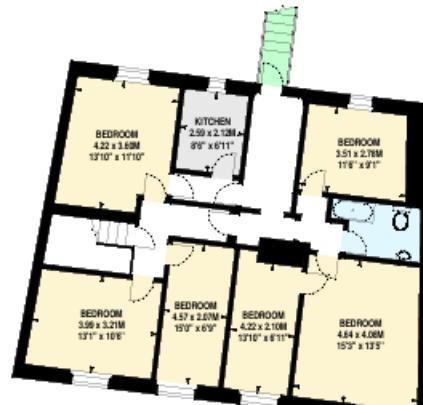
The current Rateable Value is £21,000 but this is scheduled to increase to £23,000 from 1 April 2026

FURTHER INFORMATION

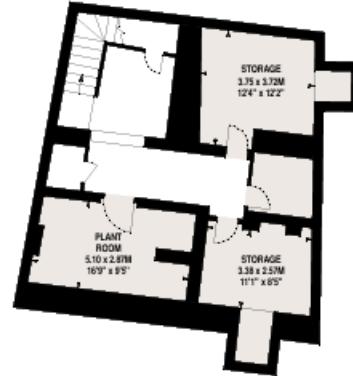
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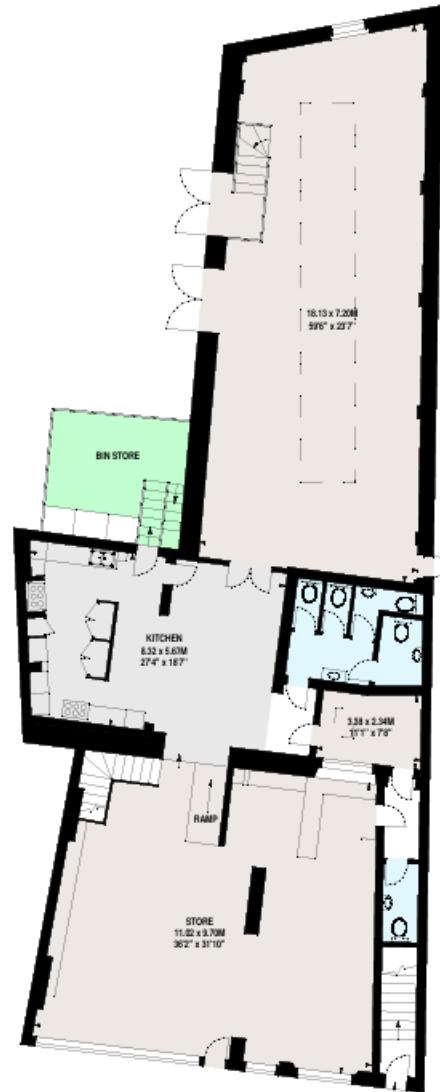




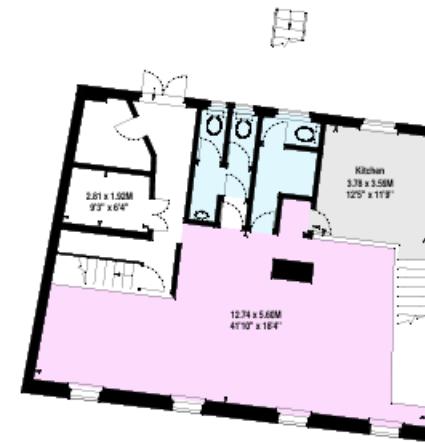
Second Floor



Basement



Ground Floor



First Floor

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