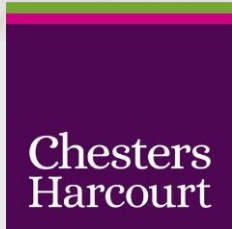


Prominent town centre premises formerly used as a restaurant with upper parts originally used as letting and function rooms



Former Shop & Restaurant, Trinity Square, Axminster, Devon, EX13 5AN

Freehold For Sale - £395,000



SUMMARY

- Substantial shop and restaurant
- Ground Floor 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, 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

TBC

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

For any further information please contact info@chestersharcourt.com

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