



## SITUATION

Occupying a prominent corner trading position at the intersection of Chard Street, Lyme Street & West Street, and close to branches of **McColls, Boots, Santander, Tesco, Vision Express, Post Office, Lloyds Bank** as well as being the home of the well known **River Cottage Cookery School & Delicatessen**.

Directly opposite is the **George Hotel**, currently undergoing a major refurbishment and due to re-open in February. Previous guests include King George III and Lord Nelson.

Axminster is an attractive Market Town and popular tourist destination on the River Ax, the birthplace of Axminster Carpets in 1755, located 5 miles north-west of Lyme Regis, 7 miles south of Chard and 25 miles south-east of Exeter, with excellent road links with the A35 & A358.

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Total Window Frontage 88'0" Internal Width 49'9" (max) Shop Depth 34'2" (max) 2 WC's Net Int. Area 1,465 sq ft (as per lease) <b>Basement Storage</b> Net Int. Area 1,022 sq ft (as per lease)	<b>Jurassic Coast Coffee Ltd (Guaranteed by Premiere Coffee Ltd) t/a Costa (See Tenant Profile)</b>	15 years from 17th January 2017	£22,500	Effectively FRI (see Lease) <b>Rent Reviews 2022 &amp; 2027.</b> <b>Tenant's Break October 2027 (If not exercised then a 3 month rent free is given).</b>
First & Second Floor Commercial Upper Part	Not Inspected	3 Individuals	999 years from 1st December 2006	£100	Effectively FRI. <b>Annual RPI Reviews (Not implemented)</b>
				<b>Total: £22,600</b>	

## TENANT PROFILE

Jurassic Coast Coffee Ltd and Premiere Coffee Ltd have recently merged with the Scoffs Group and now form one of the largest Costa franchises trading from 88 branches across the Country. Premiere Coffee Ltd reported Turnover for the year ending 30th November 2017 of £22.44m, Pre-Tax Profit £1.2m and Shareholders' Funds £2.93m.

## PROPERTY

A substantial terraced property with excellent window frontage comprising a **Ground Floor Coffee Shop** with **Basement Ancillary Storage** all fitted to an extremely high standard, together with separate front access to a **Self-Contained Commercial Upper Part** at first and second floor level.

**VAT is NOT applicable to this Lot**

## FREEHOLD



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**£22,600** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and John Barnett**

**Vendor's Solicitors**

Macrory Ward  
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For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page