



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**, whose previous guests included 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.

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 Upper Part** at first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop 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) Basement Storage Net Int. Area 1,022 sq ft (as per lease)	Jurassic Coast Coffee Ltd (Guaranteed by Premiere Coffee Ltd) t/a Costa (See Tenant Profile)	For a term from 17th January 2017 to 16th October 2032	£22,500	Effectively FRI (see Lease) Rent Reviews January 2022 (Outstanding) & 2027. Tenant's Break 2027 (If not exercised then a 3 month rent free is given to the tenant)
First & Second Floor Upper Part	Not Inspected	3 Individuals	999 years from 1st December 2006	£100	Effectively FRI. Annual RPI Reviews (Not implemented).
				Total: £22,600	

TENANT PROFILE

Jurassic Coast Coffee Ltd and Premiere Coffee Ltd merged with Scoffs Group Ltd and is now the largest franchised partner with Costa Coffee in the UK trading from 93 stores. For Y/E 31/12/20, Premiere Coffee Ltd reported a T/O of £13m, Pre-Tax Profit of £1.5m and Equity Shareholders' Funds of £5.2m.



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£22,600 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

Vendor's Solicitors

Paradigm Solicitors LLP

Tel: 020 7923 7792 Ref: Ilyas Ahmetoglu

Email: ia@paradigmsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**