

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



Clare House, 2 Lyme Street Lyme Street, Axminster, EX13 5AU

AUCTION GUIDE PRICE £25,000 PLUS FEES

For Sale by Auction - Lot 106 Clive Emson Auction- Vacant commercial unit with freehold investment.

Auction Guide Price – £25,000 - Plus fees. The property is to be offered online by Clive Emson Auctioneers on 01 November 2024



Lot 106 - CLARE HOUSE, 2 LYME STREET, AXMINSTER, DEVON EX13 5AU - Auction Guide Price – £25,000 - Plus fees.

The property is to be offered online by Clive Emson Auctioneers on 01 November 2024

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

A substantial freehold town centre three storey property in a prominent location within the retail heart of Axminster and close to all local amenities.

The property is offered with a vacant former salon (retail unit A1/A2 use) to the ground floor with the upper two floors and rear tenement having four flats, each sold away on long leases.

A retail shop premises formerly used as a beauty salon/ barber shop positioned close to the centre of Axminster opposite South Street car park. The premises benefits from a large window frontage and is presented in good order throughout. Comprising of entrance lobby/ retail area, a private office space/ treatment room.

Ground Floor Shop

Retail/salon area, office/treatment room and cloakroom/W.C.

Outside

Parking to the rear.

- First & Second Floors and Rear Tenement
- Flats 1-4
- Tenure

Each sold away on long leases. Further details will be available within the legal documentation which can be downloaded from the Clive Emson website.

Auctioneer's Note 1

Section 5(b) Notices under the Landlord and Tenant Act 1987 (as amended) have been served and the leaseholders have not reserved their rights under this legislation.

Auctioneer's Note 2

For information relating to the commercial element's rateable value and other available data go to <https://www.tax.service.gov.uk/business-rates-find/search> and enter the postcode for the property into the appropriate search field.

VIEWINGS

Strictly by appointment only with Vicary & Co



Vicary & Co

5 South Street

Axminster

Devon

EX13 5AD

0129733449

sales@vicaryandco.com

vicaryandco.com



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements