

Symonds  
& Sampson



1-7 St Georges, Victoria Place, Axminster, Devon, EX13 5NH

Highly visible, ready to trade retail units of various sizes in the heart of Axminster.

£7,200 - £12,000pa

1-7

St Georges  
Victoria Place  
Axminster  
Devon EX13 5NH

 400sqft - 1000sqft

- Highly visible retail units in heart of Axminster
  - Flexible sizes - units from 400 - 1000sqft
  - Affordable rents from £140 - £230 per week
  - Available immediately with flexible lease terms
  - Suitable for various uses (subject to consent)
    - WC, kitchenette and rear access

From £7,000pa - £12,000pa

Dorchester Commercial  
01305 261008 ext 5  
[commercial@symondsandsampson.co.uk](mailto:commercial@symondsandsampson.co.uk)



## THE PROPERTY

Five retail units available in a recently refurbished development of seven in total, each with own WC, kitchenette and rear access onto attractive courtyard. Ideal for independent retailers, service businesses and professional occupiers seeking an affordable, prominent town centre presence. Highly visible and ready to trade. Flexible lease terms and available immediately with rents available from £140 - £230 per week.

### Unit 1

is the largest of the units at 992.43sq ft (92sqm) and £11,800pa.

### Unit 3

is a corner unit with large windows and advertising column and is 516.66sq ft (48sqm) and £9,600pa.

### Unit 4

is 409sqft (38sqm) and £7,600pa.

### Unit 5

has large windows and a staff room, is 559.72sqft (52sqm) and is £7,200pa.

### Unit 7

also has large windows and a rear office, is 861.11sqft (80sqm) and £12,000pa.

## SITUATION

Axminster is an established market town in East Devon, strategically located near the Devon-Dorset border and serving a wide rural catchment. The town benefits from a mainline railway station with direct services to Exeter and London Waterloo, together with good road access via the A35 and A358. Axminster supports a mix of independent retailers, national operators and professional services, with regular market days generating additional footfall.

## DIRECTIONS

What3words///fractions.scratches.evens



## LOCAL AUTHORITY

East Devon District Council Tel: 01404 515616. Business Rates :TBC

## SERVICES

Mains electricity, water and drainage.

## ENERGY PERFORMANCE CERTIFICATES

TBC

## JOINT AGENTS

Viewings strictly by appointment only:

Symonds & Sampson

Lee Edgson at ledgson@symondsandsampson.co.uk

Tel: 01305 261008 (Option 5)

Build Consultants

Malcolm Randall at malcolm@buildconsultants.co.uk

Tel: 01404 821999



## CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

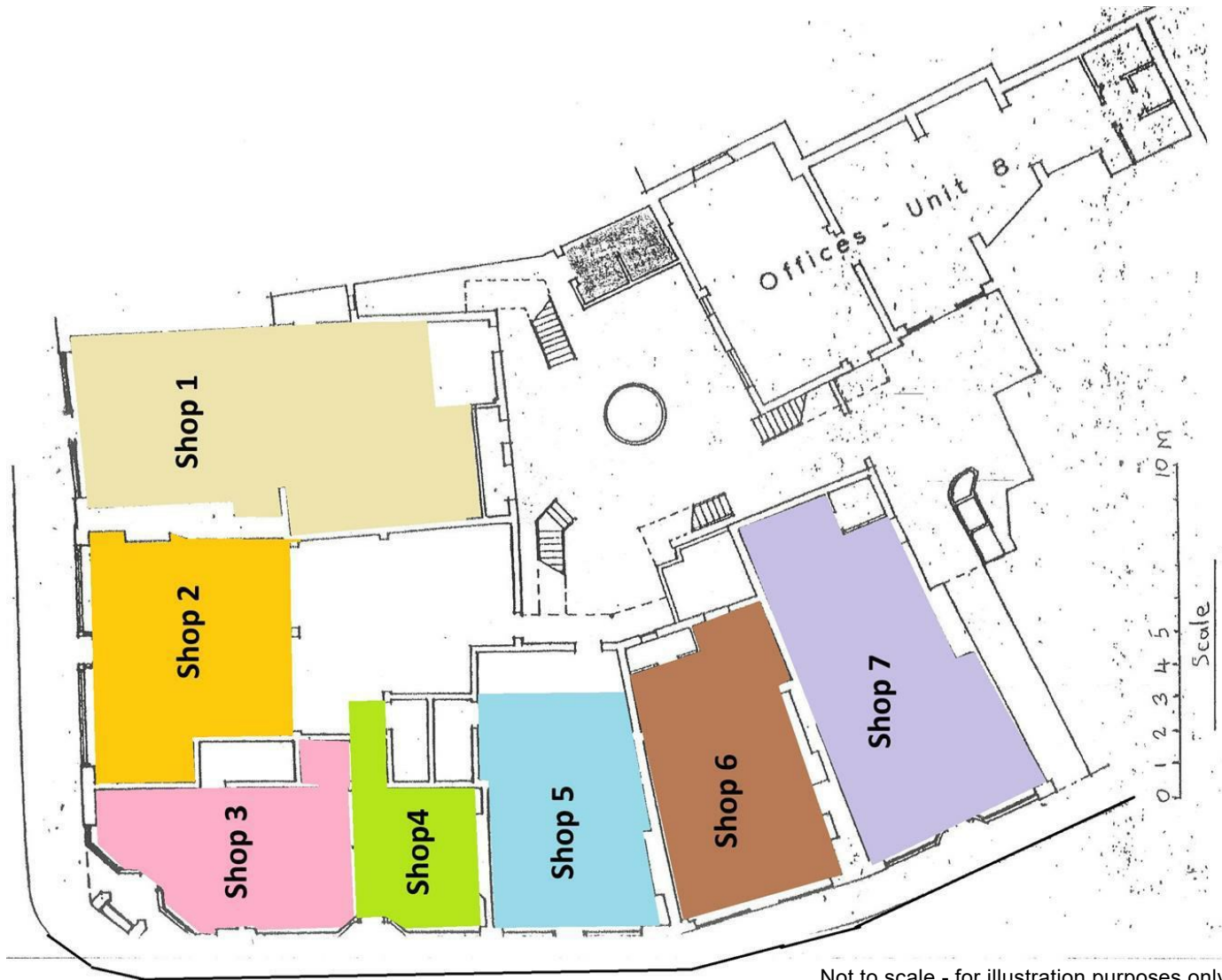
## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.





Not to scale - for illustration purposes only

DorCom/LE/16.04.26



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