

# Lot 7, Co-Op Convenience Store & Car Park, Lyme Street, Axminster, Devon EX13 5AT

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)

  
Let to Co-Operative Group Food Limited  
on new 15 year Lease with no breaks.  
Convenience Store Grand Opening  
5th December 2025.



Newly Refurbished and Extended Freehold Convenience Store With On Site Car Parking

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 7, Co-Op Convenience Store & Car Park, Lyme Street, Axminster, Devon EX13 5AT

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



## Property Information

### Newly Refurbished and Extended Freehold Convenience Store With On Site Car Parking

- Majority let to Co-Operative Group Food Limited
- New 15 year lease from September 2025 - no breaks
- 5 yearly CPI linked rent reviews - capped and collared at 1% - 3% per annum / 5% - 15% increase each review.
- Includes on site parking for 14 cars
- Includes new vacant independent first floor Class E Unit - 59.4 sq m (639 sq ft.). Possible residential use, subject to consents

**Lot**  
7

**Auction**  
11th December 2025

**Rent**  
£85,000 per Annum Exclusive  
Plus new vacant independent first floor Class E Unit of 59.45 sq m (639 sq ft)

**Sector**  
Supermarket/Convenience

**Status**  
Available

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 24 miles south-east of Taunton, 28 miles north-east of Exeter  
**Roads** A35, A358  
**Rail** Axminster Railway Station (on the London Waterloo to Exeter Mainline)  
**Air** Exeter International Airport

### Situation

The property is situated in a mixed commercial and residential area right in the heart of Axminster's town centre with its array of shopping facilities and amenities. The building sits prominently at the junction of Lyme Street, South Street and George Street.

### Tenure

Freehold.

### EPC

The Convenience Store and the Independent Class E Unit are both Band A.

### Description

The property comprises a newly refurbished and extended Co-Op convenience store arranged on the entire ground floor and the vast majority of the first floor with lift and stairs. The balance of the first floor comprises a vacant south-facing completely independent Class E Unit (59.4 sq m (639 sq ft.)), with staircase and balcony, having possible residential use, subject to consents. The property also benefits from car parking for 14 spaces.

### VAT

VAT is applicable to this lot.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Newly Refurbished and Extended Freehold Convenience Store With On Site Car Parking

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 7, Co-Op Convenience Store & Car Park, Lyme Street, Axminster, Devon EX13 5AT

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



## Tenancy & Accommodation

| Floor        | Use   | Floor Areas<br>Approx sq m | Floor Areas<br>Approx sq ft | Tenant                                      | Term  | Rent p.a.x. | Rent Review                   |
|--------------|---|----------------------------|-----------------------------|---|---|-------------|-------------------------------|
| Ground First | Retail/Ancillary<br>Ancillary<br>Car Park - 14 spaces | 259.3<br>174.5<br>-        | (2,792)<br>(1,879)<br>-     | CO-OPERATIVE GROUP FOOD LIMITED (t/a Co-Op) | 15 years from 16/09/2025 until 15/09/2040 (1) | £85,000     | 16/09/2030 and 16/09/2035 (1) |
| First        | Class E   | 59.4                       | (639)                       | VACANT (2)                                  | -   | -           | -                             |
| Total        |   | 493.2                      | (5,310)                     |   |   | £85,000     |                               |

(1)The lease is subject to upward only CPI-linked rent reviews in 2030 and 2035 capped & collared at 1%-3% per annum, meaning 5%-15% increase at each review.  
 (2) The independent first floor Class E Unit benefits from mains electricity and mains drainage connections, mains water is pending.



# Lot 7, Co-Op Convenience Store & Car Park, Lyme Street, Axminster, Devon EX13 5AT

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Newly Refurbished and Extended Freehold Convenience Store With On Site Car Parking

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 7, Co-Op Convenience Store & Car Park, Lyme Street, Axminster, Devon EX13 5AT

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)

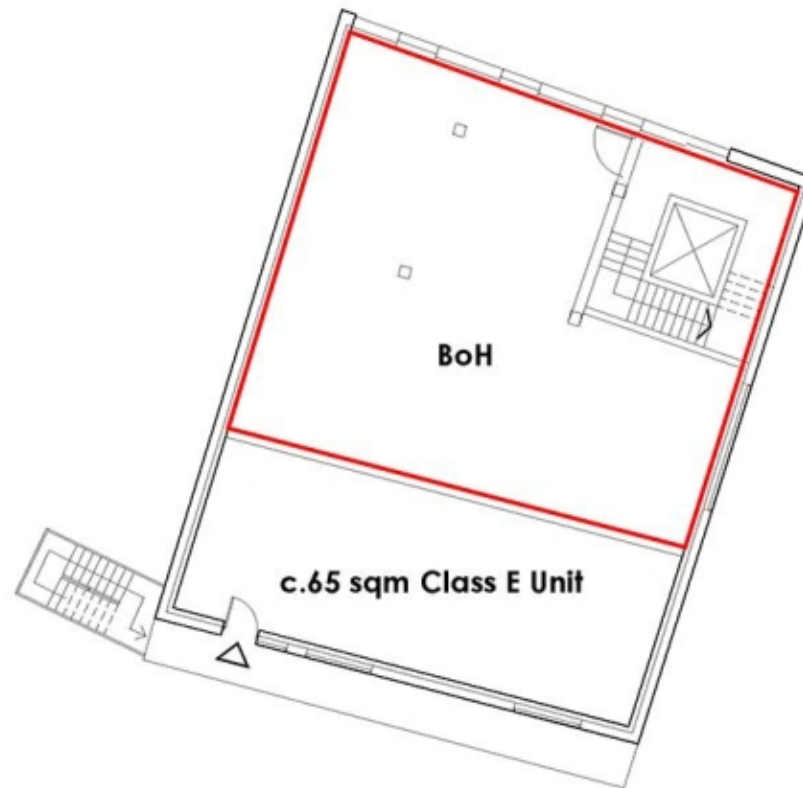


Newly Refurbished and Extended Freehold Convenience Store With On Site Car Parking

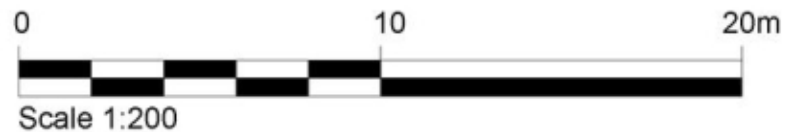
[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 7, Co-Op Convenience Store & Car Park, Lyme Street, Axminster, Devon EX13 5AT

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)

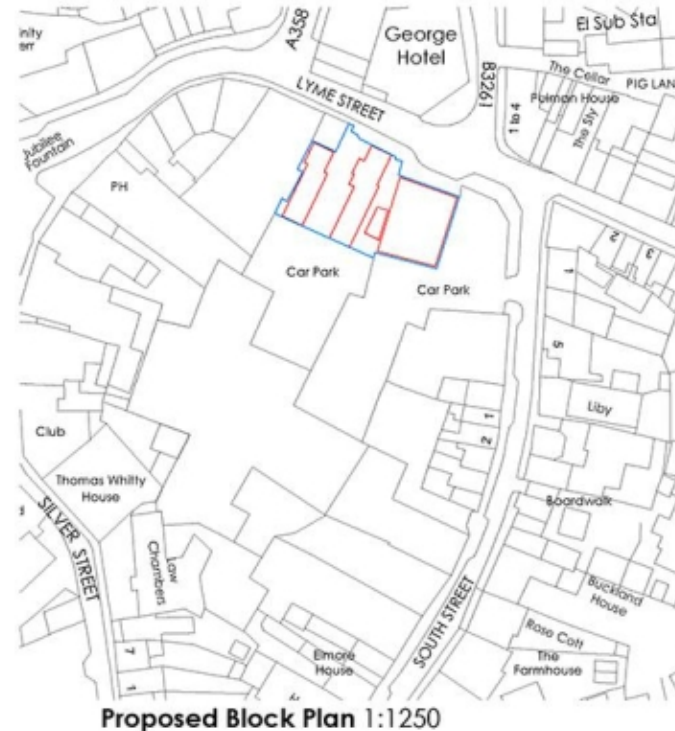


**Proposed Plan (First Floor) 1:200**



# Lot 7, Co-Op Convenience Store & Car Park, Lyme Street, Axminster, Devon EX13 5AT

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



#### NOTES

All dimensions to be verified on site. Any discrepancies are to be reported to the relevant parties.

The content of the drawing remain the copyright of UAN and can not be used without consent



North

client  
**Hallmark Estates (Devon) Limited**  
address  
**Lyme Street, Axminster EX13 5AT**  
**Mixed Use Development**  
proj no.  
**20-194**

drawn  
**MG/JJ**  
checked  
**MG**  
date  
**16.08.2024**  
status  
**Demolish**

scale  
**As Shown**  
title  
**Legal Plan**  
**Site Plan**  
dwg no.  
**20-194-1P-01**

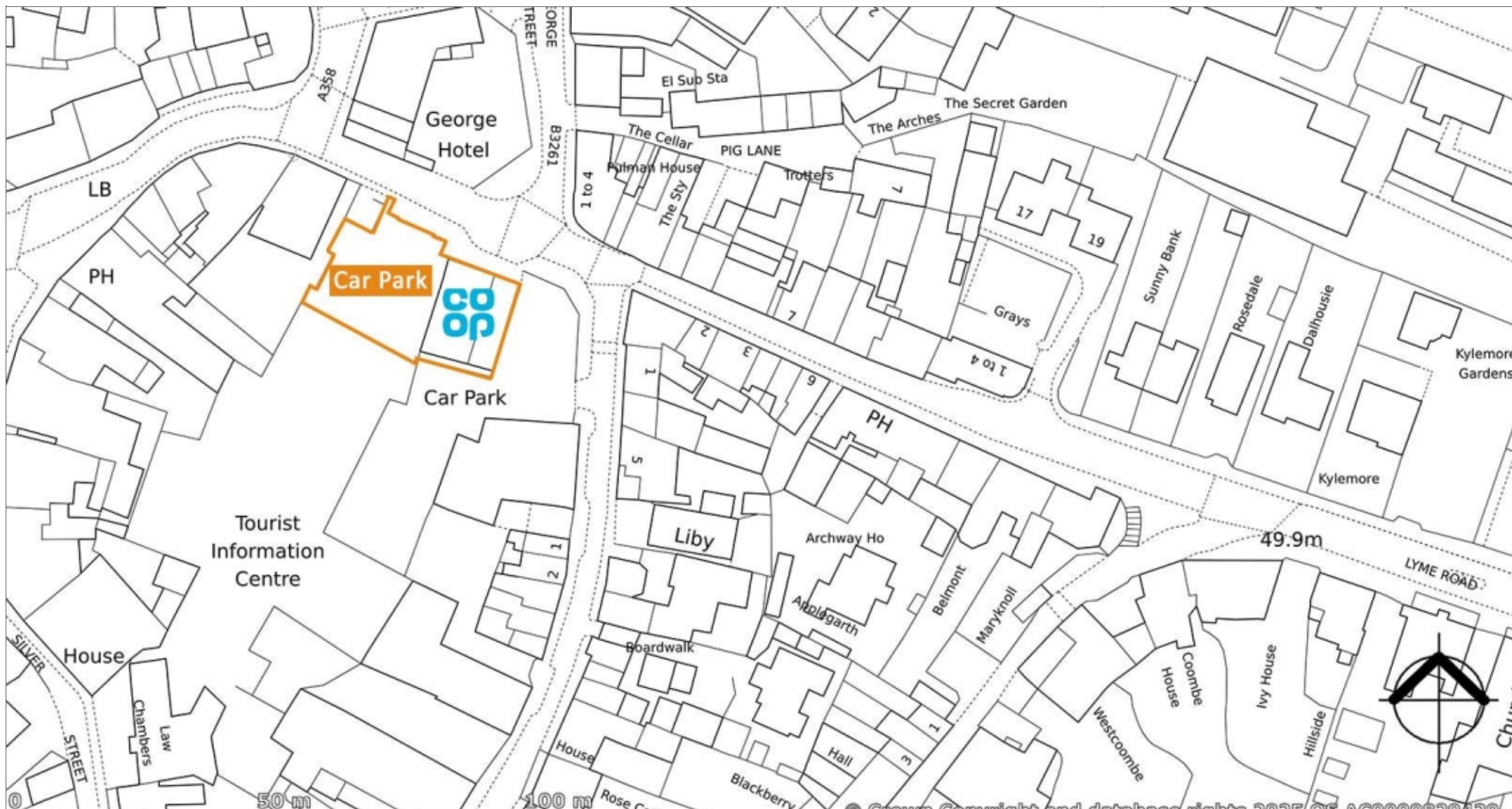
size  
**A4**  
revision  
**x**



# Lot 7, Co-Op Convenience Store & Car Park, Lyme Street, Axminster,

Devon EX13 5AT

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Newly Refurbished and Extended Freehold Convenience Store With On Site Car Parking

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 7, Co-Op Convenience Store & Car Park, Lyme Street, Axminster, Devon EX13 5AT

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Anjali Sawali**  
+44 (0)20 7034 4854  
+44 (0)7854 316 621  
[anjali.sawali@acuitus.co.uk](mailto:anjali.sawali@acuitus.co.uk)

### Seller's Solicitors

**Ashfords LLP**  
Princess Court, 23 Princess Street  
Plymouth  
PL1 2EX

**James Heath**  
+44 1752 526016  
[j.heath@ashfords.co.uk](mailto:j.heath@ashfords.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024

Newly Refurbished and Extended Freehold Convenience Store With On Site Car Parking

[www.acuitus.co.uk](http://www.acuitus.co.uk)