

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For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)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

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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

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Ancillary Car Park - 14 spaces	259.3 174.5 -	(2,792) (1,879) -	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.

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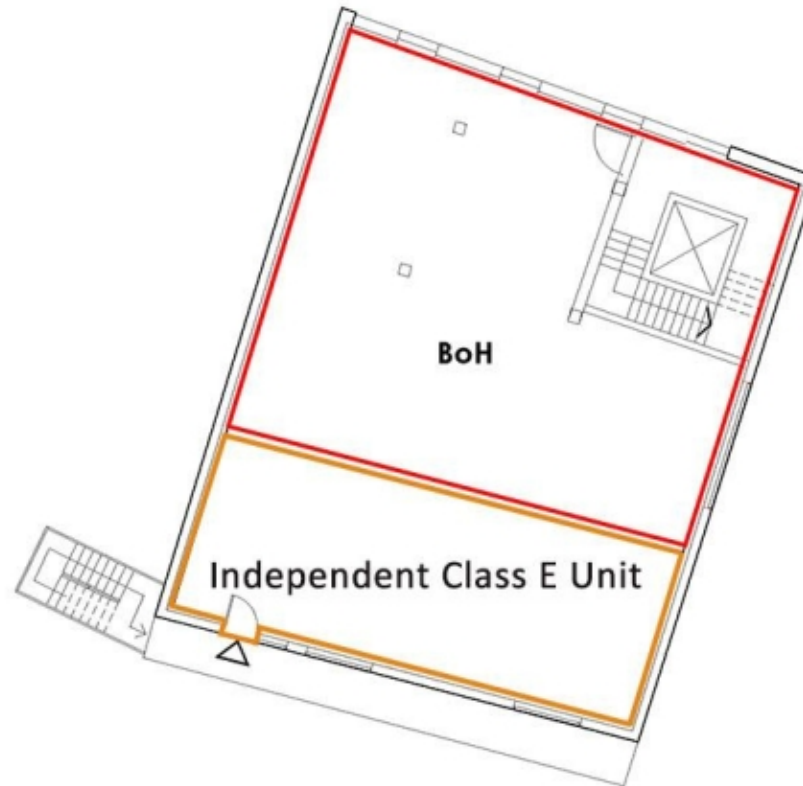


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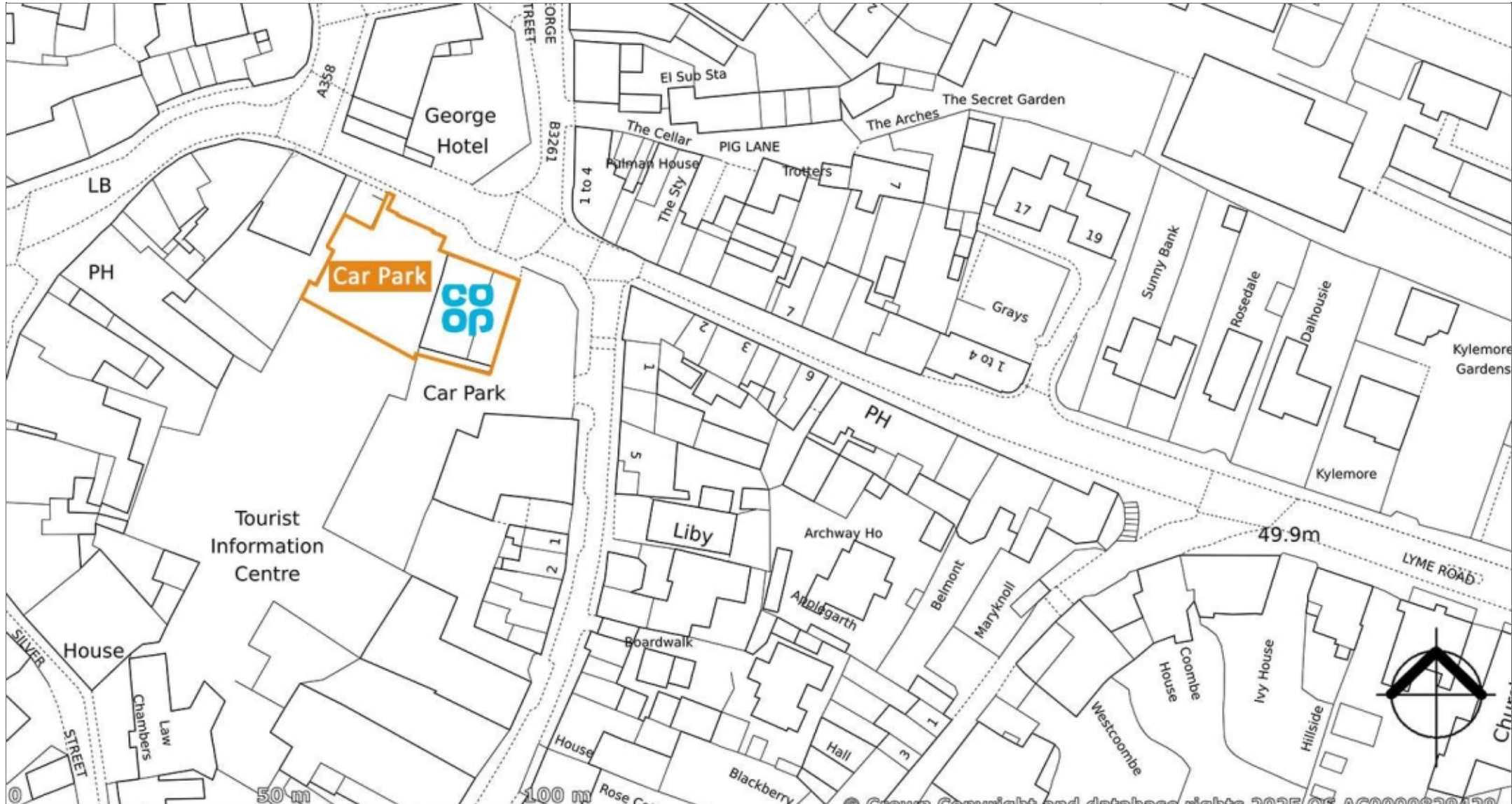
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Co-op Plan (First Floor)

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