

Symonds  
& Sampson



## Unit 2, Westminster House, West Street, Axminster, EX13 5NX

A superb ground floor retail unit held under a long leasehold title in Axminster's town centre for sale.



1096.00 sq ft

- Attractive ground floor retail unit
- Excellent order throughout
- Rear access rights
- Wide road frontage
- High Street location
- 979 years remaining on lease

Guide Price **£150,000**

Leasehold

## THE PROPERTY

An attractive double-fronted ground floor retail unit measuring approximately 1,096 sq ft suitable for a range of uses. It has a contemporary glazed and brick shopfront with large, single panel, glazed bay windows either side of the front entrance. The property is in a highly visible location within Axminster's town centre. It is very well maintained and is in excellent order throughout.

Currently configured as a beauty salon with a large shop floor incorporating a reception area and several separate, well-proportioned treatment rooms, staff facilities and WC.

The property is held on a 999 year lease with approx. 979 years remaining. There are pedestrian and vehicular access rights to rear of building.

Fixtures and fittings available by separate negotiation. Business available as a going concern - contact Agent for further information.

## 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. Unit 2, Westminster House is situated on West Street in the centre of Axminster town centre, part of a mixed commercial and residential building known as Westminster House. It is on one of the main high-street routes with significant traffic and footfall through the town, close to other retailers and professional services.

## DIRECTIONS

What3words:///spoken.cascaded.jingles

## SERVICES

Mains electricity, water and drainage.

## LOCAL AUTHORITY

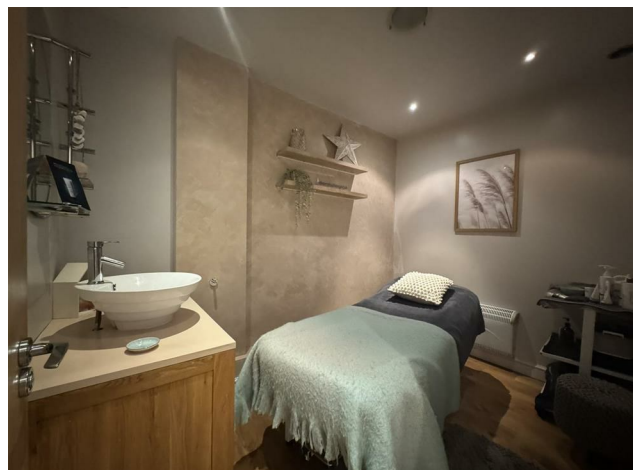
East Devon District Council

Tel: 01297 32088

Business Rates: RV £7,900 (from 01 April 2026)

## ENERGY PERFORMANCE CERTIFICATE

TBA



DCOM/RH/05/02/2026



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