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Greenslade Taylor Hunt



**Landmark Building with Huge Development Potential
For Sale**

The George Hotel, Axminster, Devon, EX13 5DW

Landmark Building with Development Potential For Sale

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Sale Guide : £475,000 plus VAT

- **Prominent Town Centre Island Site**
- **Grade II listed Landmark Building requiring refurbishment**
- **Total Gross Internal Floor Area 1,300 sq m (14,000 sq ft)**
- **Potential for reinstatement as a 16 plus bedroom hotel**
- **Potential for mixed commercial / residential uses subject to planning**

Location

The Market Town of Axminster which gave its name to the Axminster Carpet is located on the eastern border of the county of Devon some 28 miles (45 km) from the county town of Exeter.

The town is built on a hill overlooking the River Axe. The town has a population of approximately 7,100 who together with the many visitors to the town benefit from the weekly Thursday Market and the town's growing reputation as a food destination with its close association with Hugh Fearnley –Whittingstall's, River Cottage Establishment.

Description

The George Hotel is located on a prominent 0.08 ha (0.20 acres) island site in the town centre of Axminster.

The Hotel, originally an early 18 Century Coaching Inn is a Grade II Listed Building, predominantly arranged over three floors with additional attic and basement cellar accommodation.

The ground floor originally provided a large bar / restaurant area with smaller restaurant, commercial kitchen, washrooms and WC facilities.

The first floor benefits from an impressive function room with the remainder of the first floor historically providing 5 large bedrooms with en suite facilities and ancillary laundry and staff facilities.

The second floor historically provided a further 6 bedrooms and staff facilities.

The Attic provided further bedrooms and living accommodation for staff at the Hotel with the basement providing a large cellar previously used for beer and wine storage.

The building has been unoccupied for approximately 5 years, some works to ensure the building remained in appropriate external repair are on going and purchasers should be aware that the building is currently not habitable and refurbishment, upgrade and modernization works are required.

Business Rates

Rateable Value: £22,400

Accommodation

The property has not been measured but is understood to have a gross internal floor area of approximately:-

1,300 sq m (14,000 sq ft)

Terms

The property is available freehold with vacant possession.

Sale Price

The property is available at a sale price guide of £475,000.

The property has been elected for VAT and therefore VAT will be payable on the purchase price.

Viewing

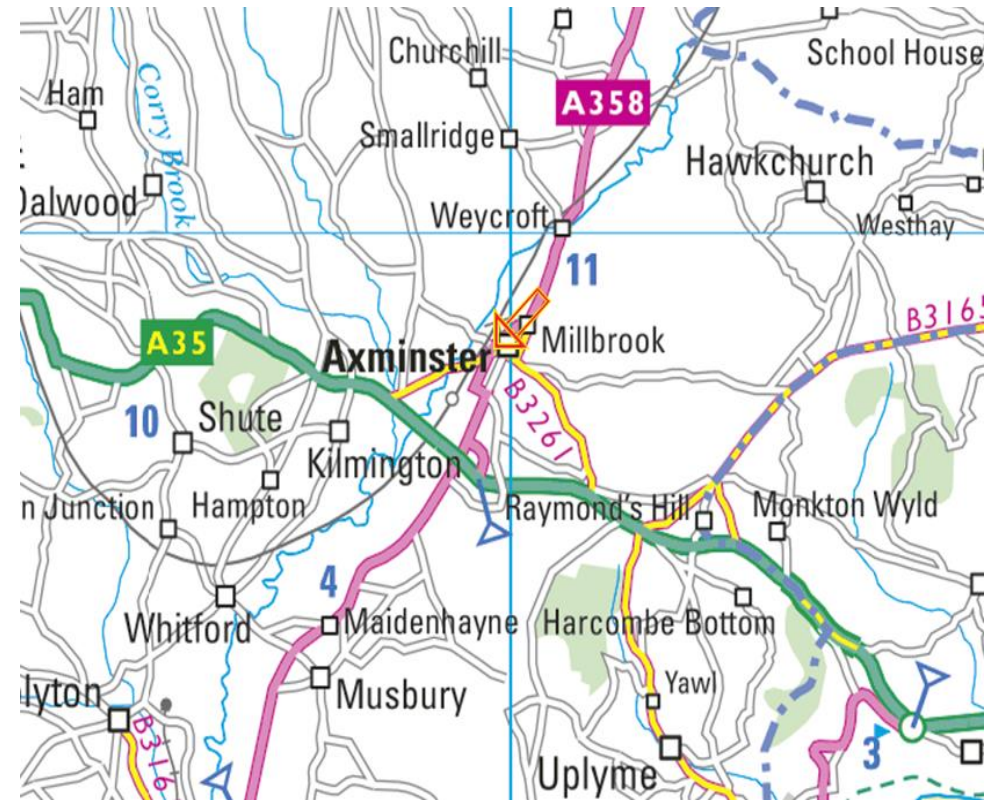
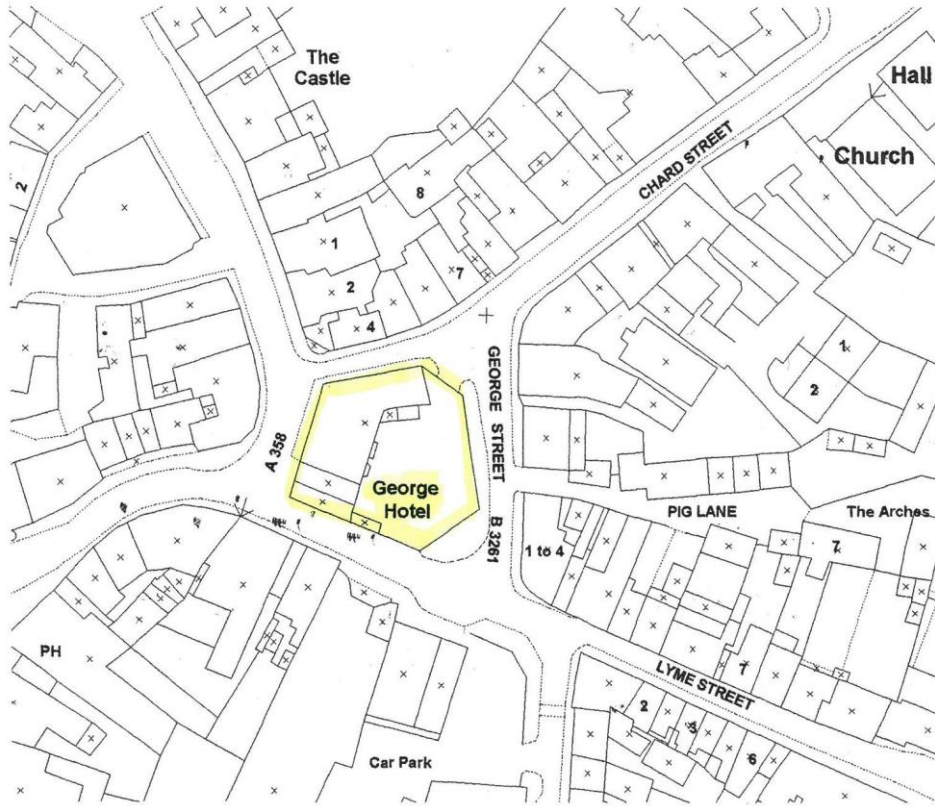
Strictly by appointment with agents:-

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Important Notice – Property Misdescriptions Act 1981

Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars are to be relied upon as statements or representation of fact. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase. We have not tested the appliances, central heating or services. Plans for illustration only. Not to scale.