



FOR SALE

Law Chambers

Heyop House, Silver Street, Axminster, EX13 5AH

Freehold Period office building with parking
Potential for alternative uses (subject to necessary consents)



Location

Located in Axminster, a small market town in East Devon, the property is centrally located, close to local shops, cafés, and public services. Axminster railway station provides direct train services to Exeter, London Waterloo, and other regional destinations, with nearby bus stops and several public car parks within walking distance. The A35 runs through the town, connecting to Honiton, Bridport and Dorchester and linking to the A30.

The surrounding area includes a mix of residential, retail, and professional premises, making it a practical location for a variety of uses (subject to the necessary consents).

A35



0.6 miles south

Railway station



Exeter

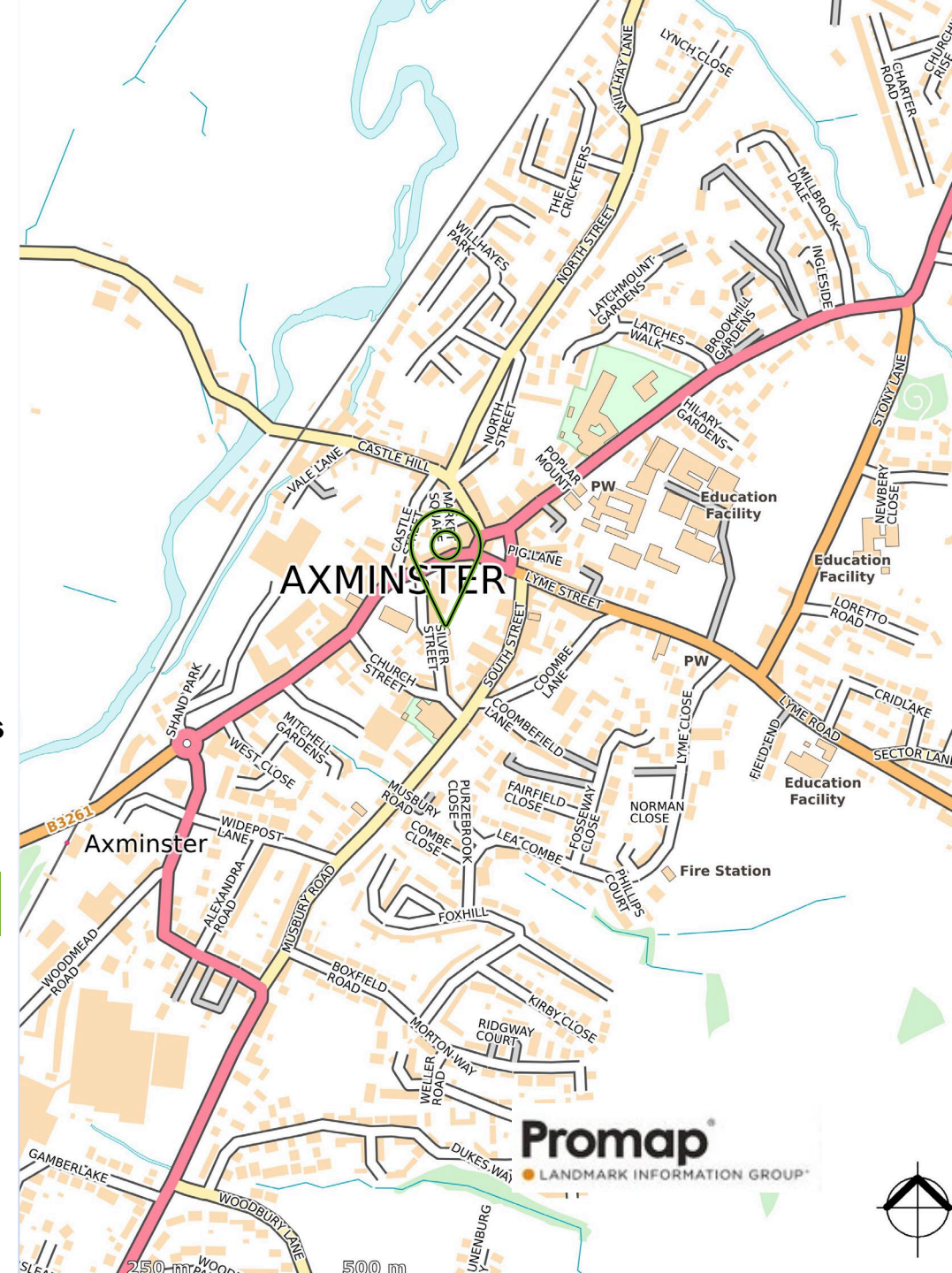


27 miles

Lyme Regis



6 mile



Accommodation

Description

Heyop House was once the home of Thomas Whitty, the founder of Axminster Carpets. It is a Grade II listed building arranged over basement, ground and first floors with rear extensions previously used as offices. To the front is a useful parking area for around 5 cars with further parking to the rear of the property, accessed via the archway.

Internally, the accommodation currently provides various offices and meeting rooms with kitchen and WC facilities. The property has an impressive front elevation with two entrances from Silver Street, framed by columns. Inside, the accommodation enjoys period charm, featuring a galleried main staircase, traditional wooden windows, flagstone flooring, and a collection of ornate fireplaces. Bay windows to the front elevation further enhance the character and natural light.

The property has potential for conversion to alternative uses such as residential, subject to obtaining the necessary statutory consents.

Services

We are advised that mains water, drainage, electric and gas are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Arial	sq ft	sq m
Basement	Unmeasured	
Ground floor	1,384	128.58
First floor	1,359	126.29
TOTAL	2,743	254.87

Site area of 0.07 ha (0.16 acres).

Offices



Potential for Conversion



Professional services



On-site parking



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We assume that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of East Devon District Council by visiting [East Devon District Council](#)

Business Rates

The property has a rateable value of £15,000. Interested parties should make their own enquiries to East Devon District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Tenure

The Property is available on a freehold basis, subject to a lease to WBW Solicitors dated 31 October 2017, ending on 31 December 2026, with a rent of £16,000 per annum. The current tenants are not in occupation of the property and would agree an early surrender of the lease if required, thus providing vacant possession of the property.

Purchase Price

The property has an asking price of £295,000.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: AM/101655 **Date:** September 2025
Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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ASSET
RECOVERY

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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PROPERTY CONSULTANTS

