



113 High Street, Sidmouth, Devon, EX10 8LB

To let

Viewing by prior appointment
with Damian Cook MRICS or
Vicky Bandyszewska

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

Prime shop premises with first floor offices

Strong mix of national and local retailers

Suitable for A1 (Retail) and A2 (Financial & Professional Services)

Ground floor: 1,114 sq ft / 103 sq m

First floor: 590 sq ft / 55 sq m

100% Business Rates Relief until 5th April 2021

New lease available

Rent: £21,500 per annum

strattoncrebercommercial.co.uk

Location

The property is conveniently positioned in an elevated position within the heart of the town centre with good countryside views over Salcombe Hill and only a few minutes walk from the sea front.

The town centre offers a good range of independent shops, High Street chains as well as attractive public gardens, a library, cinema, theatre, sports clubs including rugby and cricket with regular bus services to the surrounding area. Sidmouth also has a Waitrose, Lidl, modern Health Centre, 18-hole golf course and is approximately 15 miles south east of Exeter.

The property is conveniently positioned within the heart of the town centre close to multiple retailers and independent traders including Lloyds Bank, M & Co, Tesco, Shauls Bakery, Gilbert Stephens Solicitors, Bradleys and Harrison Lavers & Potbury Estate Agents.

Sidmouth is a popular seaside town with a population in excess of 14,000 and benefits from an all year round trade together with an influx of tourists in the summer months.

Description

The property comprises a substantial and well-presented ground floor shop/office with the main sales area to the front and individual offices and storage to the rear together with kitchen and male and female w/c facilities. On the first floor there is an attractive light and airy open plan office with exposed timbers and suspended lighting.

The property is suitable for a variety of uses and benefits from planning consent for both retail sales/showroom together with professional offices.

Accommodation

The property comprises the following approx floor areas:

Ground floor shop:	1,114 sq ft / 103 sq m
First floor office:	590 sq ft / 55 sq m
TOTAL:	1,704 sq ft / 158 sq m

Lease Terms

The property is available by way of a new contributory full repairing and insuring basis for a term to be agreed incorporating periodic rent reviews.

Rent

£21,500 per annum exclusive.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to covenant status.

Energy Performance Certificate (EPC)

An EPC is available from the agents.

Business Rates

Rateable value: £16,250

Rates Payable: For the period 6th April 2020 to 5th April 2021 premises with a rateable value of £51,000 or less will qualify for 100% Business Rates Relief.

VAT

VAT is not chargeable to the rent.

Legal Costs

Both parties are to bear their own legal costs incurred in the transaction.



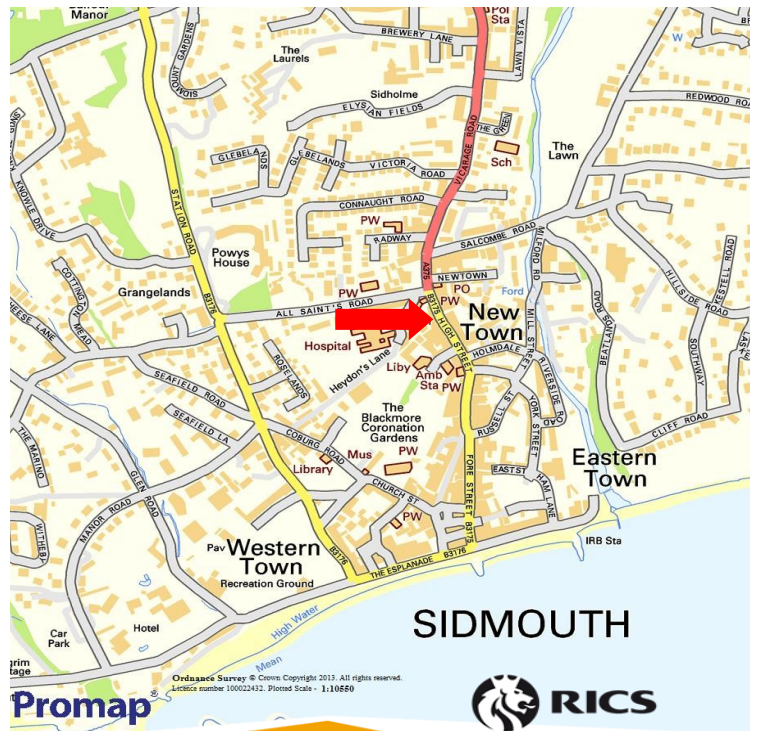
GROUND FLOOR
APPROX. FLOOR
AREA 120.1 SQ.M.
(1293 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 55.1 SQ.M.
(593 SQ.FT.)



113 High Street, Sidmouth, EX10 8LB
Approximate internal area 175.2 Sq.M. - (1886 Sq.Ft.)
For identification only - Not to scale.



Exeter Office

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