

stratton
creber
commercial

property consultants



61 High Street, Sidmouth, Devon, EX10 8LE

For sale

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

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Attractive mixed use town centre property

Currently arranged as two shops with maisonette above

Suitable for income producing investment or owner occupation

Exceptionally well maintained and presented accommodation

Unique freehold opportunity

100% Business Rates Relief until 5th April 2021

Guide price: £395,000

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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.

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 period property with two ground floor shop units presently occupied and traded by the current owners who are looking to retire. There is a well maintained and spacious two bedroom maisonette above with potential to reconfigure the accommodation if desired.

To the rear there is an attractive and well stocked enclosed courtyard garden.

Although the property does not have any dedicated parking there are two public car parks close by and parking permits can be purchased from EDDC allowing 24 hour parking.

The property has been within the same ownership for nearly 50 years and the owners trade from the two shops. In one part is ladies dress agency and the other an established hair dressing salon. The maisonette on the first and second floors has been well maintained throughout and benefits from gas fired central heating, uPVC double glazing and carpeting.

Accommodation

The property provides the following approximate dimensions and floor areas:

Ground floor

Hairdressing salon:	355 sq ft / 33.01 sq m
Shop:	218 sq ft / 20.28 sq m
Rear store/utility:	506 sq ft / 55 sq m

First floor

Fully fitted and well equipped fitted Kitchen:	3.2m x 2.5m
Lounge/diner: (Interconnecting lounge with dining room overlooking Salcombe Hill)	7.83m x 3.3m
Bedroom:	3.4m x 3.5m
Bathroom: (Fitted bath with shower above, wc and wash hand basin)	2.7m x 2.3m

Second floor

Bedroom:	4.9m x 3.83m
Open plan bedroom leading into en suite cloakroom with wash hand basin and wc with potential for shower	2.6m x 2.3m
Store/dressing room (potential of occasional bedroom):	1.6m x 2.4m

Business Rates

The following information is available from the Valuation Office web site.

Hairdressing salon

Rateable value:	£8,000
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Shop

Rateable value:	£5,400
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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.

Council Tax

The maisonette has a Council Tax banding of B which in the current financial year is £1,475.62.

Energy Performance Certificate (EPC)

The ground floor has an EPC rating of D/96.

The maisonette has an EPC rating of: G/6.

Guide price

The property is available freehold at a guide price of **£395,000.**

VAT

VAT is not chargeable to the purchase price.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
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