

stratton
creber
commercial

property consultants



Dove House, Fore Street, Sidmouth, Devon
EX10 8AH

To let

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska BA (Hons)

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

Well presented café in prominent town centre location

50 yards from the seafront

Approx: 673 sq ft / 62.52 sq m

Business rates relief available for eligible occupiers

To let: £22,500 plus VAT, per annum

strattoncrebercommercial.co.uk

Location

The property is conveniently positioned in the heart of the town centre just 50 yards 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

Dove House comprises a ground floor lock up café with seating / sales area to the front with kitchen and wc's to the rear.

The property benefits from wood effect laminate flooring, spot lighting and air conditioning.

Additional kitchen equipment may be available to purchase by separate negotiation.

Accommodation

Approximate floor area: 673 sq ft / 62.52 sq m.

Lease Terms

The property is available by way of an assignment of the lease held for a term expiring in May 2025 on a contributory full repairing and insuring basis.

Rent

The passing rent is **£22,500 per annum, plus VAT.**

Energy Performance Certificate (EPC)

An EPC is available for this property upon request.

Business Rates

Rateable value: £16,250.00

Rates payable: £8,108.75

For the period 1st July 2021 to 5th April 2022 premises with a rateable value of £51,000 or below will qualify for a 66.6% reduction in Business Rates.

VAT

VAT is chargeable to the rent.

Legal Costs

Tenant to be responsible for their own legal costs incurred in the transaction. The tenant will be required to make a contribution to the assignors legal costs of £3,000 plus VAT.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS /
Vicky Bandyszewska

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Photograph taken from The Esplanade, 50 yards from Dove House



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