

Preliminary Details

49 High Street

Sidmouth EX10 8LN

- Prominent shop with New Shop Frontage
- Open Plan c1700 sq ft Lock up shop
- A1/A2 use
- Available Autumn 2018



Location

Sidmouth is a popular and wealthy coastal town located on the South Devon Coast. It has a resident population of 12,000 which increases significantly during the summer months

Situation

The property is located in a prominent position within the principal area of the town centre

Description

The property is under going substantial alterations to install a new shop front as above and an open plan retail area as shown on the attach plan. The upper part residential will be let off separately and self contained access from the rear at first floor level

Plans PDF and dwg plans available on request

Accommodation

The approximate dimensions and floor areas (subject to 'as built' measurement) should be as follows:

Gross frontage	10.3m	33'8"
Net frontage	9.6m	31'5"
Widening at rear to	11.1m	36'4"
Shop depth (avg)	16.2m	53'1"
Ground floor Sales	162sq m	c1700 sq ft

VAT

The Lessor has elected to charge VAT on the lease

Tenure

The Lessors are seeking a term of ten years on effective full repairing and insuring terms

Rent. Upon application

Rates Rateable Value £tbc on completion

NB Agent holds an interest in the freehold

Further information or viewing

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50 metres

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