

4/5 New Street Sidmouth EX10 8AP

- Prominent shop in prime location
- Two open plan Lock up shop units
- Available Spring 2021



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

Description

The property is currently under going substantial alterations to create an open plan retail areas as shown on the attach plan overleaf. The upper part residential will be let off separately and self contained access from the side at ground 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:

4 New Street

Gross frontage	4.8 m	15' 9"
Net frontage	4.73m	15' 6"
Narrowing at rear to	2.74m	9'0"
Shop depth	16.77m	55'0"
Ground floor Sales	76.2sq m	c820sq ft
Kitchenette/store	3.62 sq m	39 sq ft

5 New Street

Gross frontage	4.97m	16'3"
Net frontage	4.72m	15'6"
Narrowing at rear to	2.74m	9'0"
Shop depth	16.5m	54'0"
Ground floor Sales	60.4 sq m	c650 sq ft

VAT

The Lessor has elected to charge VAT on the leases

Tenure

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

Rents Available on request

Rates

Rateable Values - awaiting confirmation from VOA

Further information or viewing

Further information or viewing

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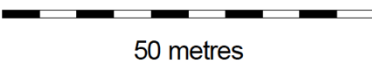
www.gerrardmatthews.co.uk

Notice (November 2020)

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Sidmouth



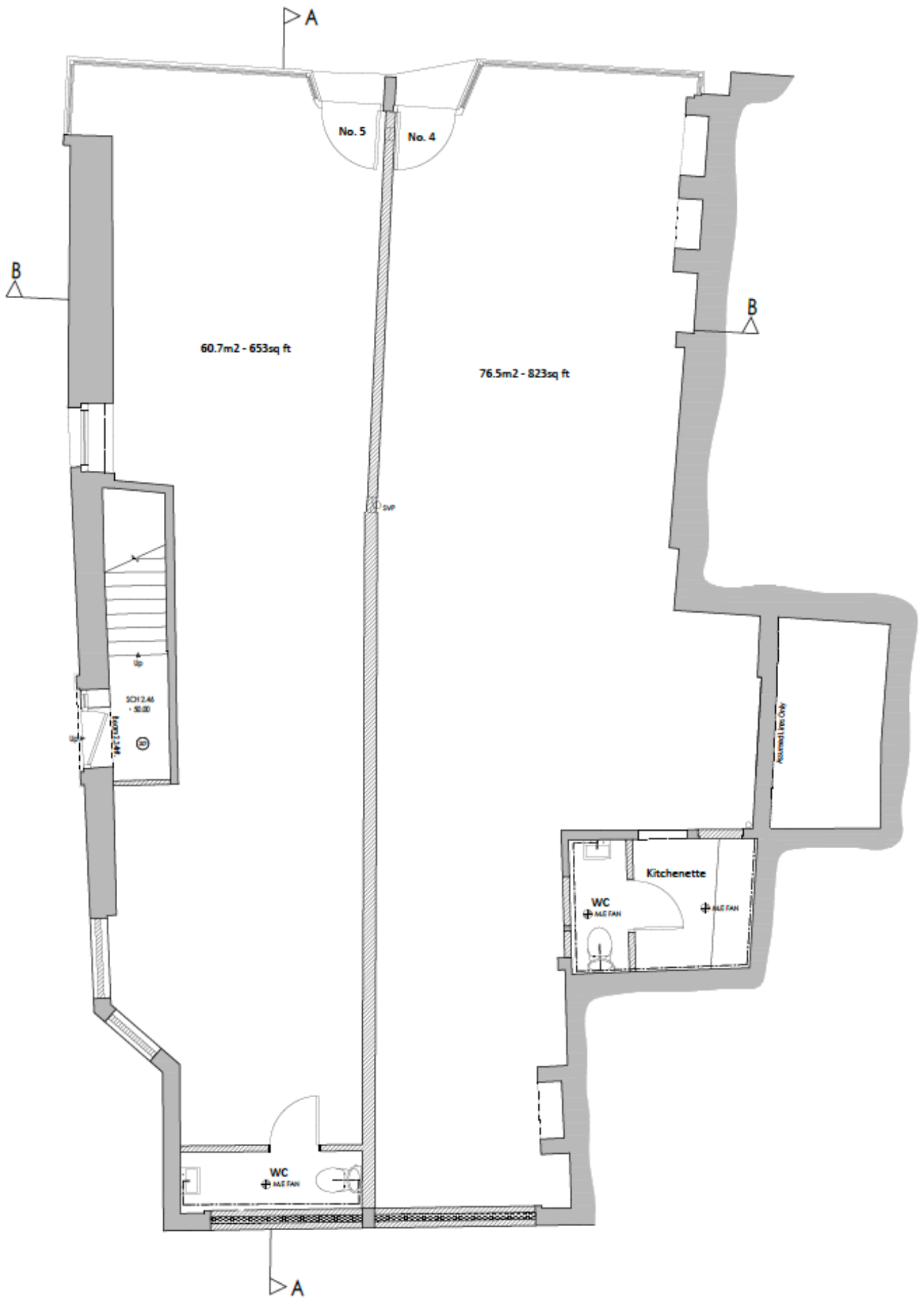
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Not to scale – for illustration purposes only



Ground Floor Plan
Scale : 1:50