

Unit 3 Royal London Hotel 36 Fore Street Sidmouth EX10 8AJ

- Prominent shop in prime location
- To be reconfigured and increased in size
- To provide 1500 sq ft sales
- Available Spring 2021



Please note the shop front can be altered as the current frontage was specific to EWM

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 prime location with

Description

The demise of EWM was welcome news to the owner of the property as it has made possible the opportunity to increase the size of the shop to 1500 sq ft. Both Listed and planning consent has already been granted with works commencing February 2021.

Plans PDF and dwg plans available on request

Accommodation

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

| | | |
|-----------------------|------------|------------|
| Gross frontage | 9.45 m | 31'0" |
| Net frontage | 8.23 m | 27'0" |
| Internal width | 9.15 m | 30'0" |
| Narrowing to: | 8.38 m | 27'6" |
| Shop depth | 16.62 m | 54'6" |
| Ground floor Sales | 143.4 sq m | 1544 sq ft |
| First Floor Ancillary | 128.2sq m | 1380 sq ft |

VAT

The Lessor has elected to charge VAT on the leases

Tenure

The Lessors are seeking a term of ten years on 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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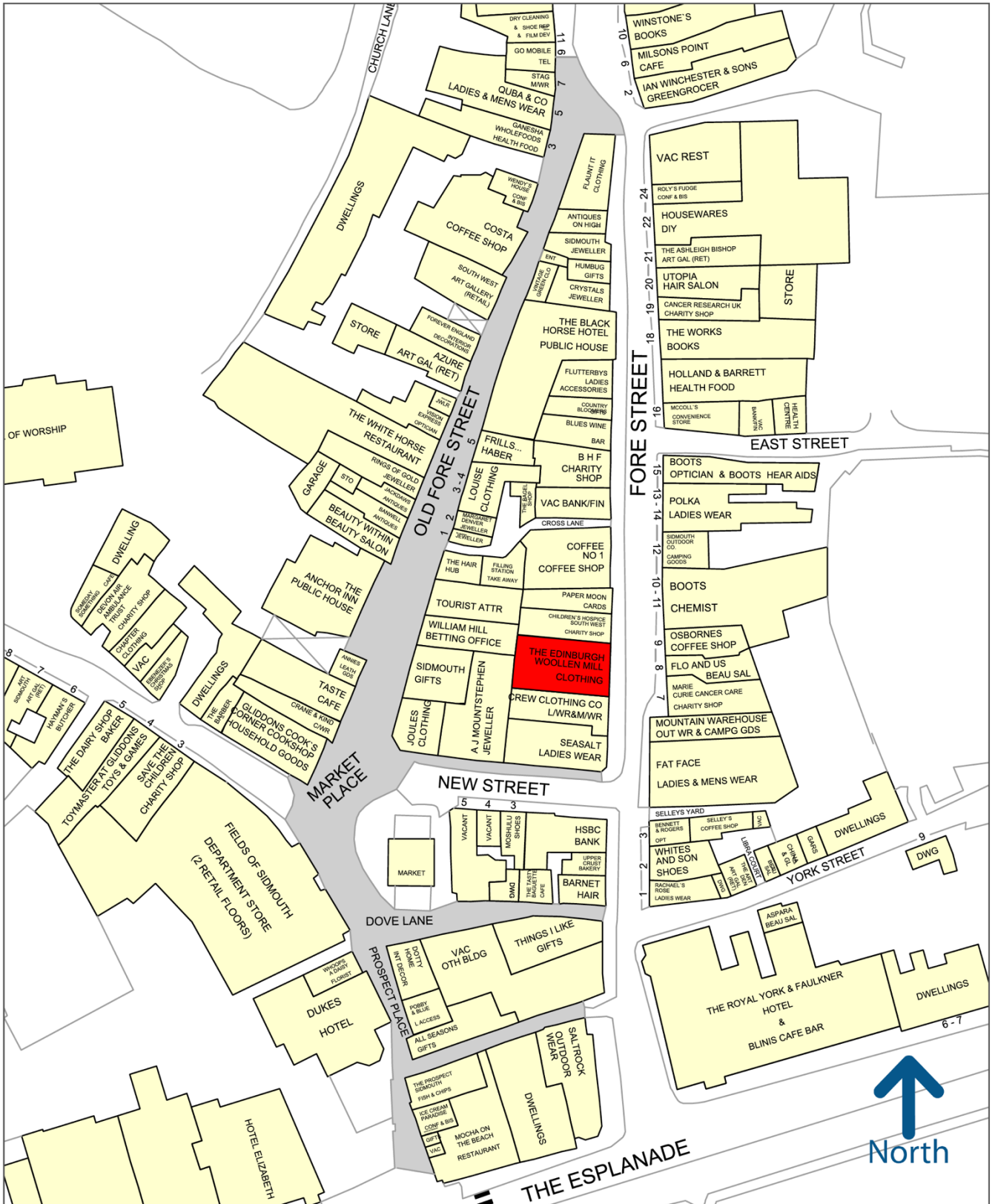
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Notice (January 2021)

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50 metres

Experian Goad Plan Created: 15/01/2021
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Not to scale – for illustration purposes only – pdf and CAD plans available on request

Ground Floor: Please note the shop is open plan – the lines within the shop are beams.



First Floor (as existing – no change)

