

## 40 High Street Sidmouth EX10 8EB

- Prominent shop with New Shop Frontage
- c1200 sq ft shop & c400 sq ft Storage
- 1 Parking Space
- Available late Autumn 2022

### Accommodation

The approximate dimensions and areas:

Gross frontage	11 m	36'0"
Net frontage	9.6m	32'0"
Net internal width	7.27m	33'9"
Shop depth (main)	8.54m	28"
Shop depth (total)	13.1	43'0"
Ground floor Sales	c37.2sq	c1140 sq ft
Ground floor store 1	18.2 sq m	196 sq ft
Ground floor store 2	36.0 sq m	388 sq ft

VAT is payable on top of the rent

### Tenure

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

**Rent.** £35,000 per annum.

**Rateable Value** TBA however we calculate it to be c£27,400 – this is not the amount payable

**NB** Agent holds an interest in the freehold

**EPC:** L1B available. Epc on completion of shop fit

### Further information or viewing

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### 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 has undergone extensive redevelopment to create an open plan shop with new DDA compliant access from High Street. There are two store/ancillary rooms on ground with an accessible WC and one parking space to the rear. The upper part residential will be sold/let off separately and has self-contained access from the walkway to the righthand side

### Plans see overleaf

Scale PDF and dwg plans available on request



### Notice (October 2022)

Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:-

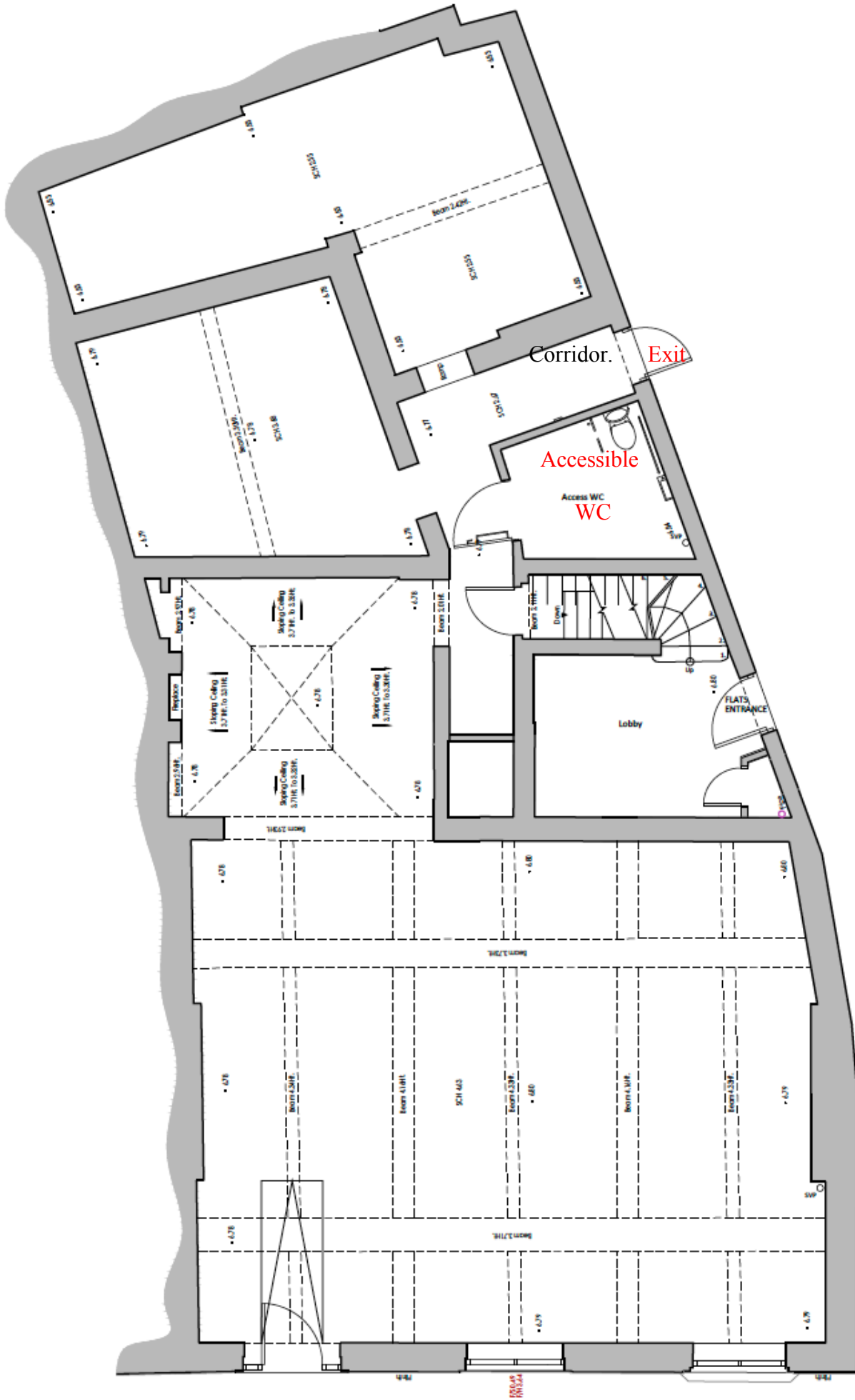
- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in faith and are believed to be correct but any intending purchaser should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them
- No person in the employment of Gerrard Matthews has authority to make or give representation or warranty whatsoever in relation to this property



50 metres

Experian Goad Plan Created: 06/05/2021  
Created By: Matthews Properties Ltd





Ground Floor Plan