

# Retail – Shop to Let

Gerrard Matthews

Chartered Surveyor

## 45 Fore Street Sidmouth EX10 8AN

- Prominent shop in busy location
- Modern fit out with air conditioning
- Available September 2025 or earlier by negotiation



### 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 Fore St – see plan overleaf

### Description

The property is an open plan ground floor only retail shop as shown on the attach plan overleaf.

### Rates

Rateable Value: £18,250 (not amount payable)



### Accommodation

Approximate dimensions and floor areas

|                     |        |            |
|---------------------|--------|------------|
| Gross frontage      | 4.27m  | 14'0"      |
| Net frontage        | 4.1m   | 13'4"      |
| Widening at rear to | 7.0m   | 23'1"      |
| Shop depth          | 14.0m  | 46'0"      |
| Ground floor Sales  | 60sq m | c650 sq ft |

### VAT

Property has been registered for VAT

### Tenure

Leasehold, Terms to be agreed. Further details on request

**Rent** £25,000 per annum exclusive plus VAT

**EPC.** B rating. Currently being renewed



### Further information or viewing

Gerrard Matthews BSc MRICS

DD 01963 220267

Mob 07798 845626

[gerrardmatthews@btinternet.com](mailto:gerrardmatthews@btinternet.com)

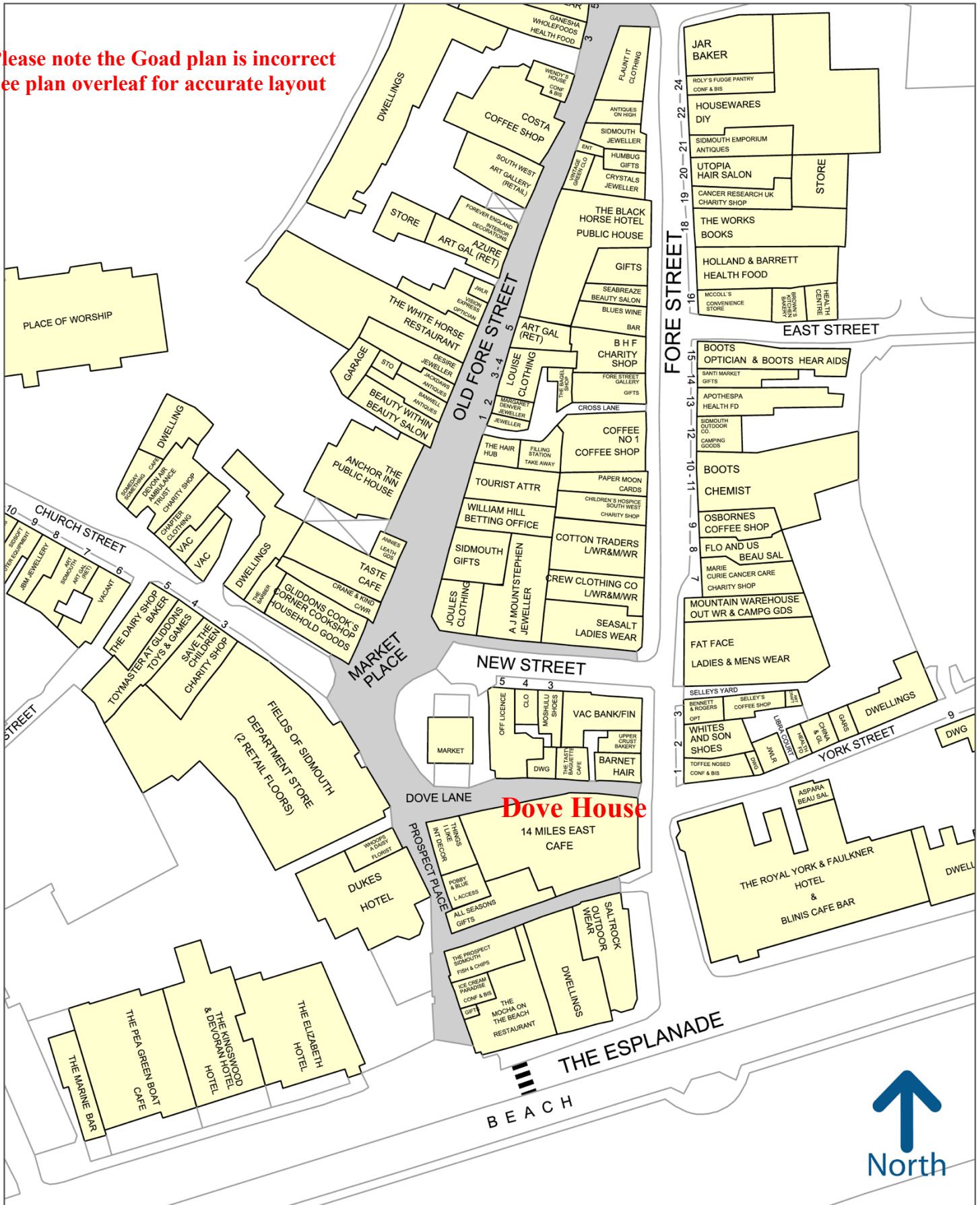
[www.gerrardmatthews.co.uk](http://www.gerrardmatthews.co.uk)

### Notice (August 2025)

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

Please note the Goad plan is incorrect  
See plan overleaf for accurate layout



50 metres

Copyright and confidentiality Experian, 2022. © Crown  
copyright and database rights 2022. OS 100019885



Experian Goad Plan Created: 10/07/2023  
Created By: Matthews Properties Ltd

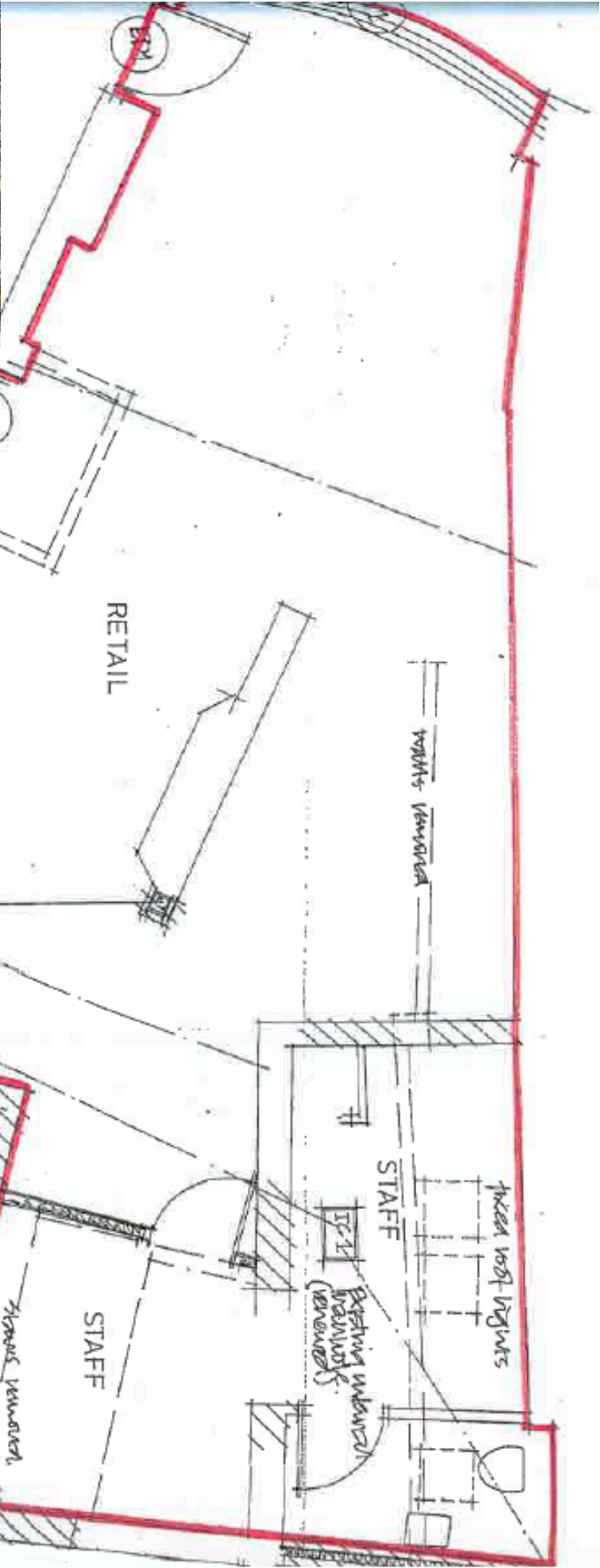
For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011



Not to scale – for illustration purposes only



Fore Street



Dove Lane



