

Retail – Shop to Let

Gerrard Matthews

Chartered Surveyor

45 Fore Street Sidmouth EX10 8AN

- Prominent shop in prime location



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

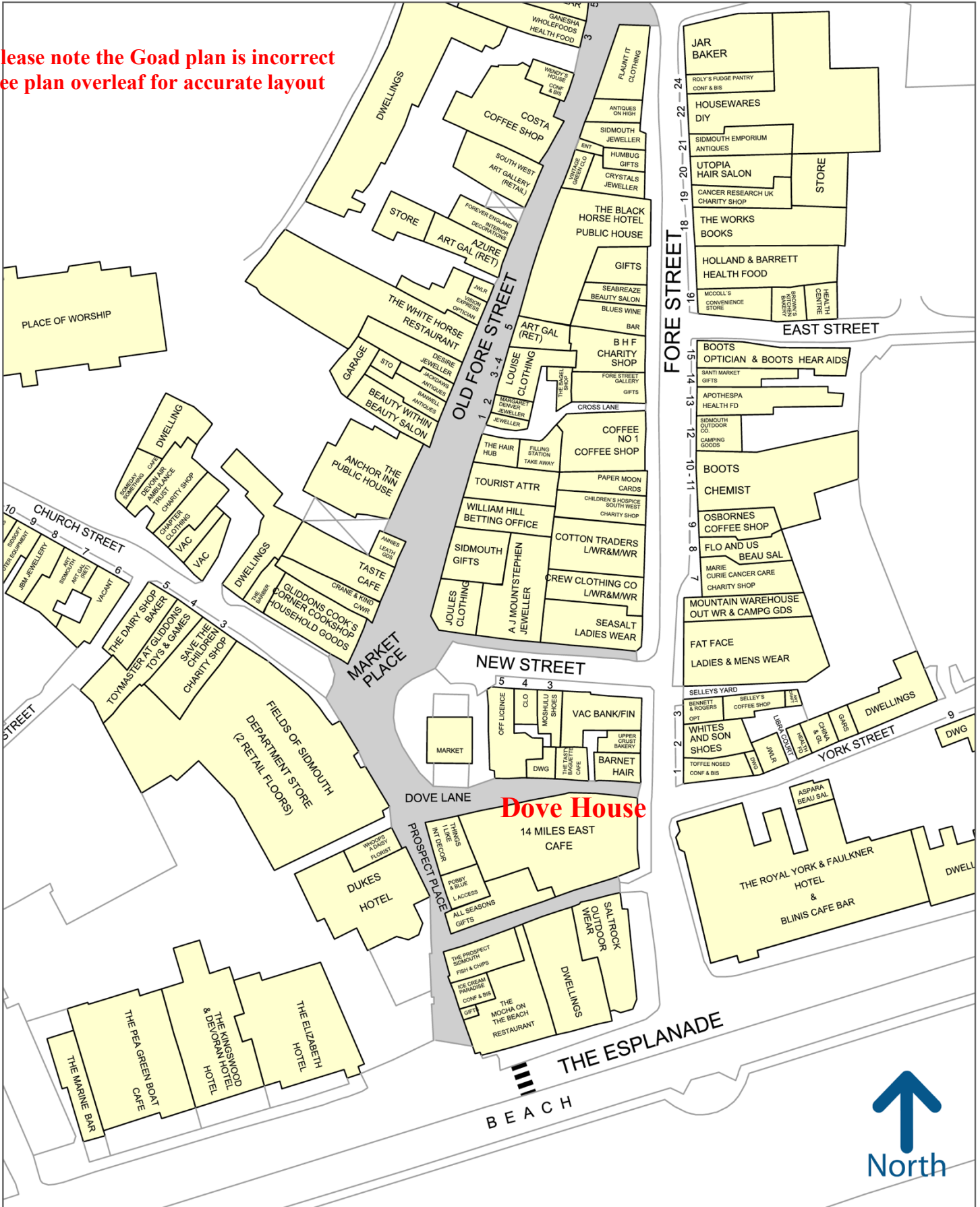
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Notice (November 2023)

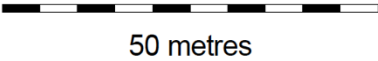
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Please note the Goad plan is incorrect
See plan overleaf for accurate layout



Dove House



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



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Fore Street

