

5 New Street Sidmouth EX10 8AP

- Prominent shop in prime location
- Available October 2023



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 in 2021 underwent substantial alterations to create an open plan ground floor only retail shop as shown on the attach plan overleaf.

Plans PDF and dwg plans available on request

Rates

Rateable Value: £13,750 (not amount payable)

Accommodation

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

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

Tenure

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

Rent £25,000 per annum exclusive + VAT



Further information or viewing

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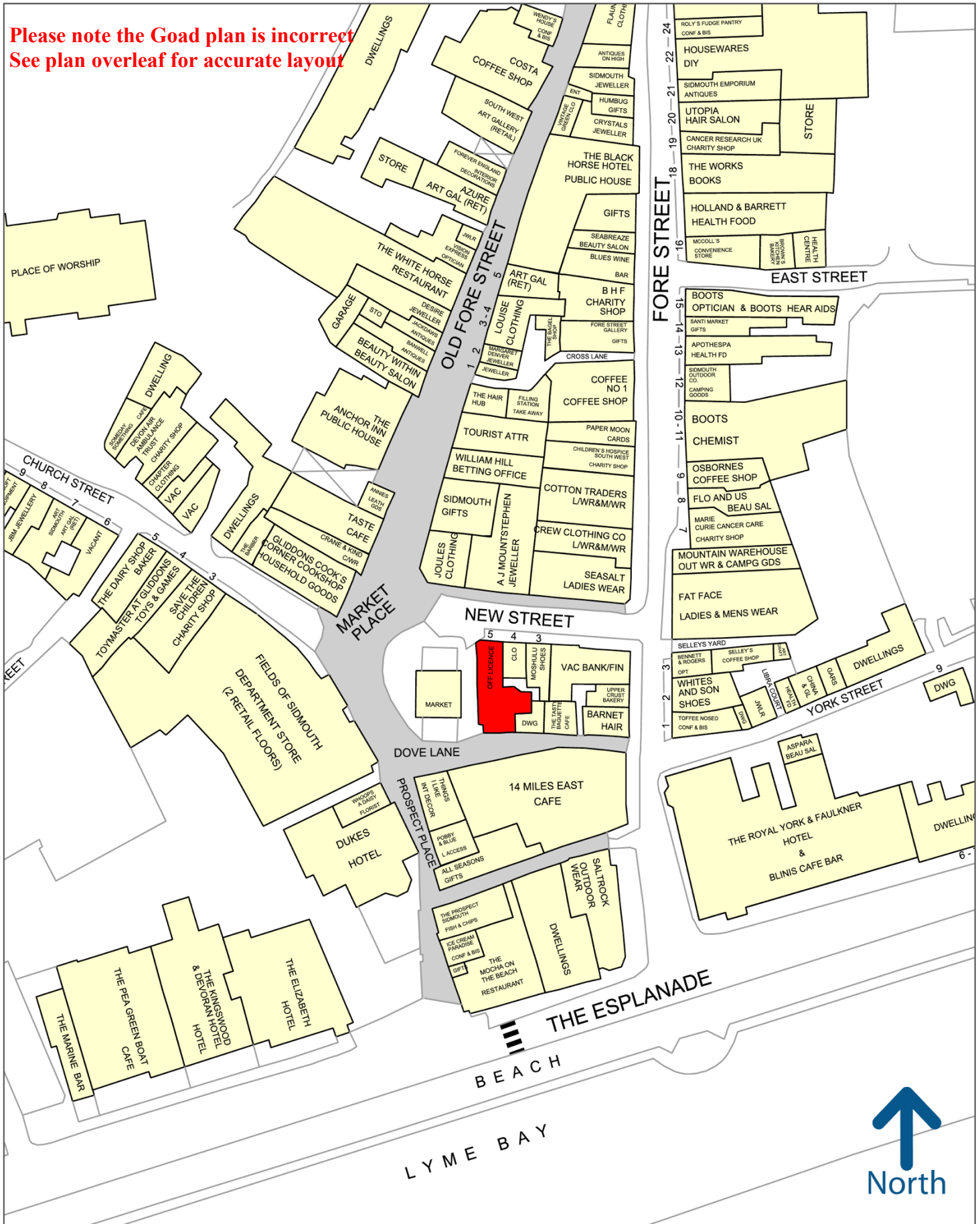
www.gerrardmatthews.co.uk

Notice (April 2023)

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



50 metres

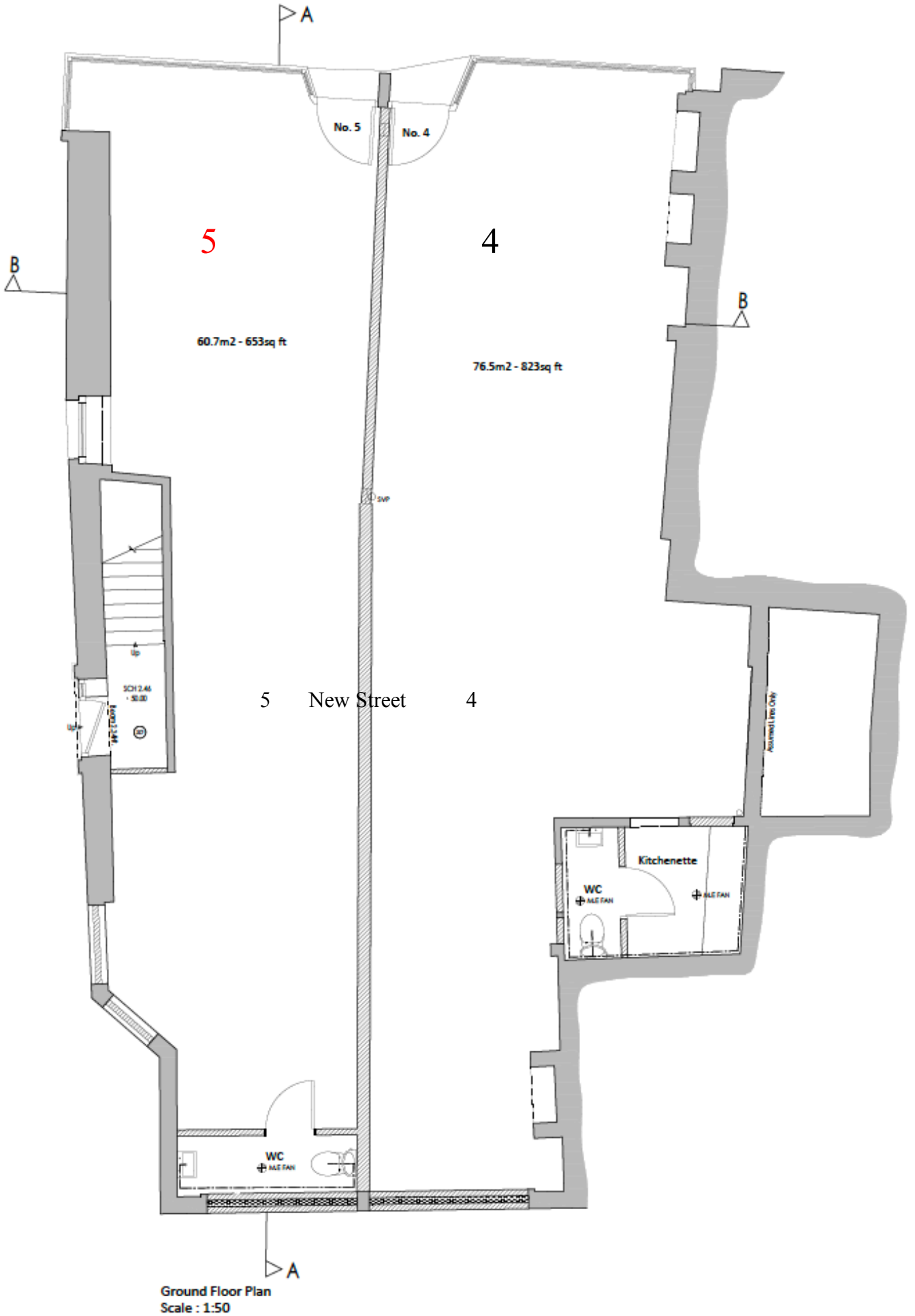
Experian Goad Plan Created: 17/04/2023
Created By: Matthews Properties Ltd



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Not to scale – for illustration purposes only



Ground Floor Plan
Scale : 1:50

Energy performance certificate (EPC)

5 New Street
SIDMOUTH
EX10 8AP

Energy rating

B

Valid until: 7 September 2032

Certificate number: 7110-0649-7222-6804-8199

Property type

Retail/Financial and Professional Services

Total floor area

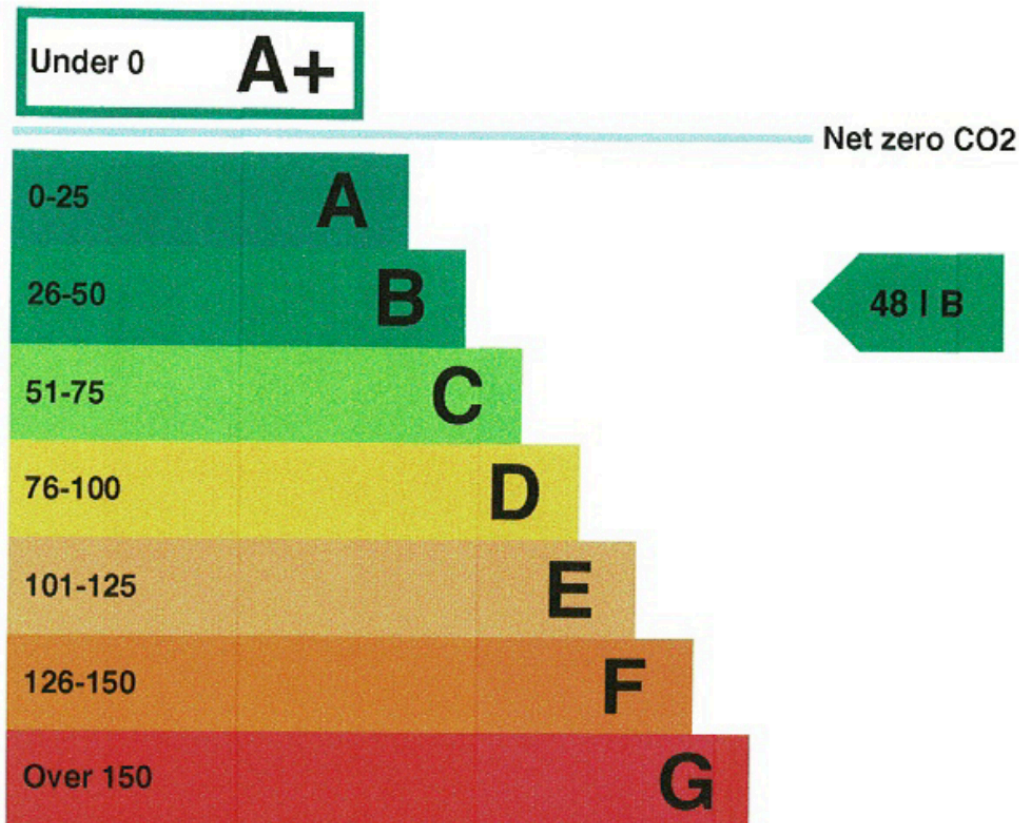
63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.