

Retail – Shop to Let

Gerrard Matthews

Chartered Surveyor

Fore Street Sidmouth EX10 8AA

- Prominent shop in prime corner location
- Under going refurbishment
- To provide c1050 sq ft sales
- Available c March 2025

Currently undergoing refurbishment



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 surrounded by leading multiples such as Crew, Seasalt, Joules, Fat Face, Mountain Warehouse to name but a few

Description

Former bank building on ground, first and second undergoing works to create an open plan ground floor sales with first and second floors above



Preliminary Details

Accommodation

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

Gross frontage Fore St	5.64 m	18'6"
Net frontage Fore St	5.18 m	17'0"
Gross frontage New St	15.39 m	50'6"
Net frontage New St	13.03 m	42'9"
Internal width	5.18 m	17'0"
Widening to:	7.16 sq m	23'6"
Shop depth max	15.2 sq m	50'0"
Ground floor Sales	97.6 sq m	1050 sq ft
First Floor Ancillary	51.7 sq m	556 sq ft
Second rough store	82.8 sq m	891 sq ft

Plans

See overleaf for illustrations.

PDF and dwg plans available on request

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

Rent £40,000 per annum exclusive

Rateable Value

Previously £24,750 this is not the rates payable

Further information or viewing

Gerrard Matthews BSc MRICS

DD 01963 220267

Mob 07798 845626

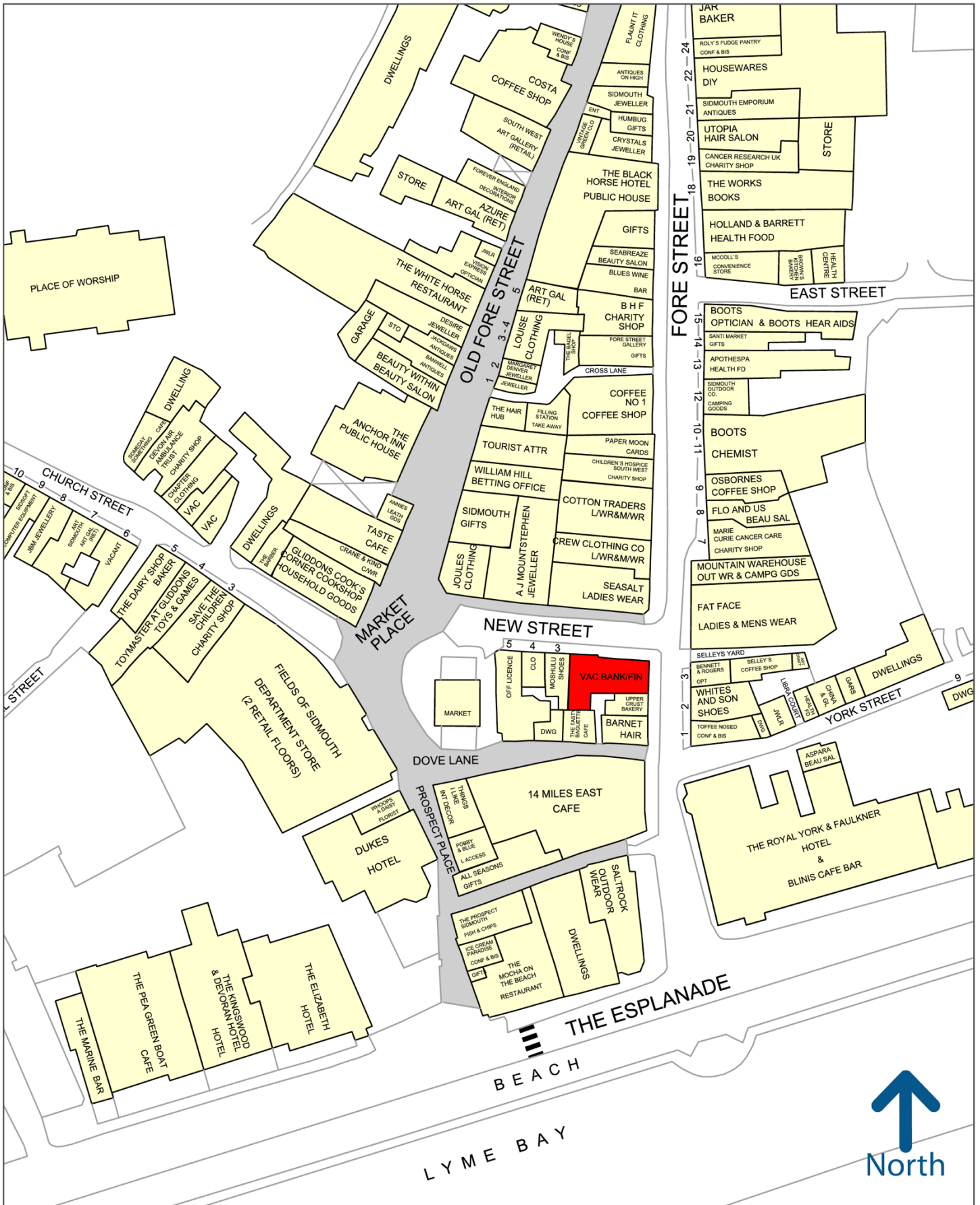
gerrardmatthews@btinternet.com

www.gerrardmatthews.co.uk

Notice (January 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



50 metres

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

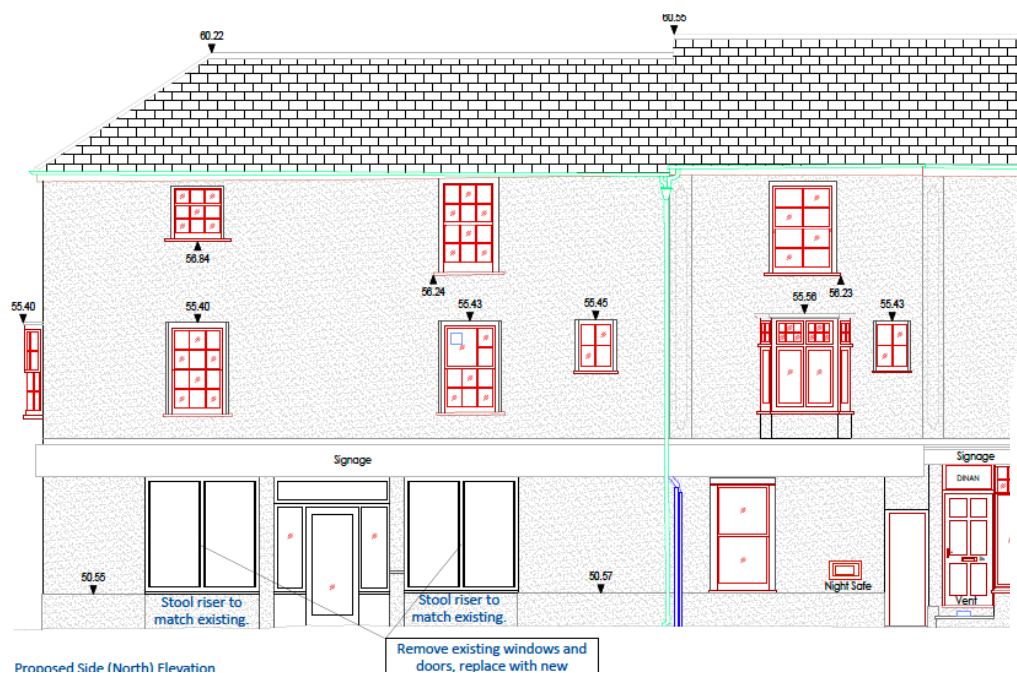
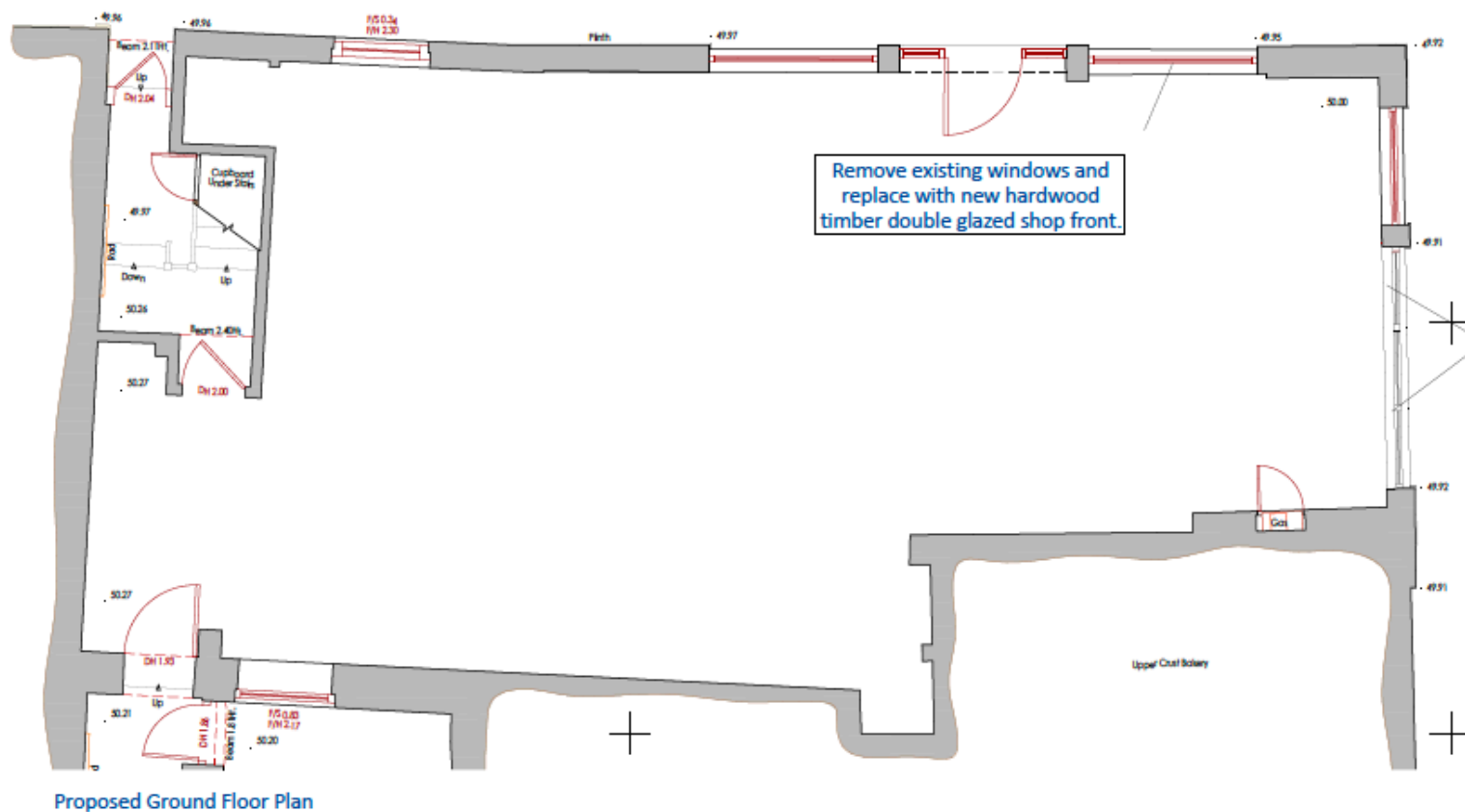


Experian Goad Plan Created: 21/07/2023
Created By: Matthews Properties Ltd

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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.



Proposed Elevations

