

Gerrard Matthews
Chartered Surveyor



Market Place, Old Fore St, Sidmouth EX10 8AR
Prime High Street Retail Premises

Location

Sidmouth is a popular and affluent town located on the South Devon Unesco Jurassic Coast, 16 miles east of Exeter. It has a resident population of 12,000 which enjoys a year-round attraction to tourists increasing significantly during the summer months

Situation

The property is arguably located in one of the best pitches in Sidmouth being at the prime axis points of Fore Street and New Street in the very heart of Sidmouth's tourist centre opposite Fields Department store. Market Place is primarily pedestrianised and forms a focal point for events throughout the year and only a 'stones throw' from the Unesco Jurassic coast

Immediate retailers include a mixture of upmarket multiples such as Crew, Sea Salt, Mountain Warehouse, National Trust, etc plus many quality independent traders creating an upmarket coastal town atmosphere that the internet cannot compete with!

Description (pdf & autocad plans available on request)

The property comprises the following:

Retail Accommodation: Ground floor lock up shop

Residential Accommodation.

Accessed via a self-contained communal passageway from Old Fore Street leading to three flats on the first, second and third floors. All sold off on long leases



Recent works carried out

During 2013/14 the building was gutted from ground to roof followed by a substantial redevelopment with complete rebuilding. With the exemption of the outer walls the entire shell of the property was renewed with new roofs, floors, stairs, windows, etc.

Repairs

The landlord is responsible for external repairs and building insurance with contributions (including management fees) as follows.

Shop. 40%

Flat 1. 20%

Flat 2. 20%

Flat 3. 20%

Accommodation.

The vendors agent measured the property as a shell finish prior to fit out (pdf of photos available). As the July 2019 is to be left outstanding a without prejudice breakdown is available on request.

Market Place shop:- Without prejudice dimensions & areas:-

Gross frontage to Old Fore Street	16.55m	34'6"
Gross frontage to New Street	13.82m	29'0"
Internal width	8.0m	30'10"
Shop & built depth	14.3m	39'10"
Ground floor sales	95.69m	1227 sq ft

Rateable Value £26,750 (2018)

Quoting Rent £47,500 per annum exclusive

EPCs Available on request

Shop Lease

Minimum lease term of fifteen years on effective full repairing and insuring lease subject to tenant only breaks at the fifth and tenth anniversaries. The Tenant to contribute 40% for insurance and service charge/repairs/management.



VAT The Property has been registered for VAT

Tenure Leasehold

Further information or viewing

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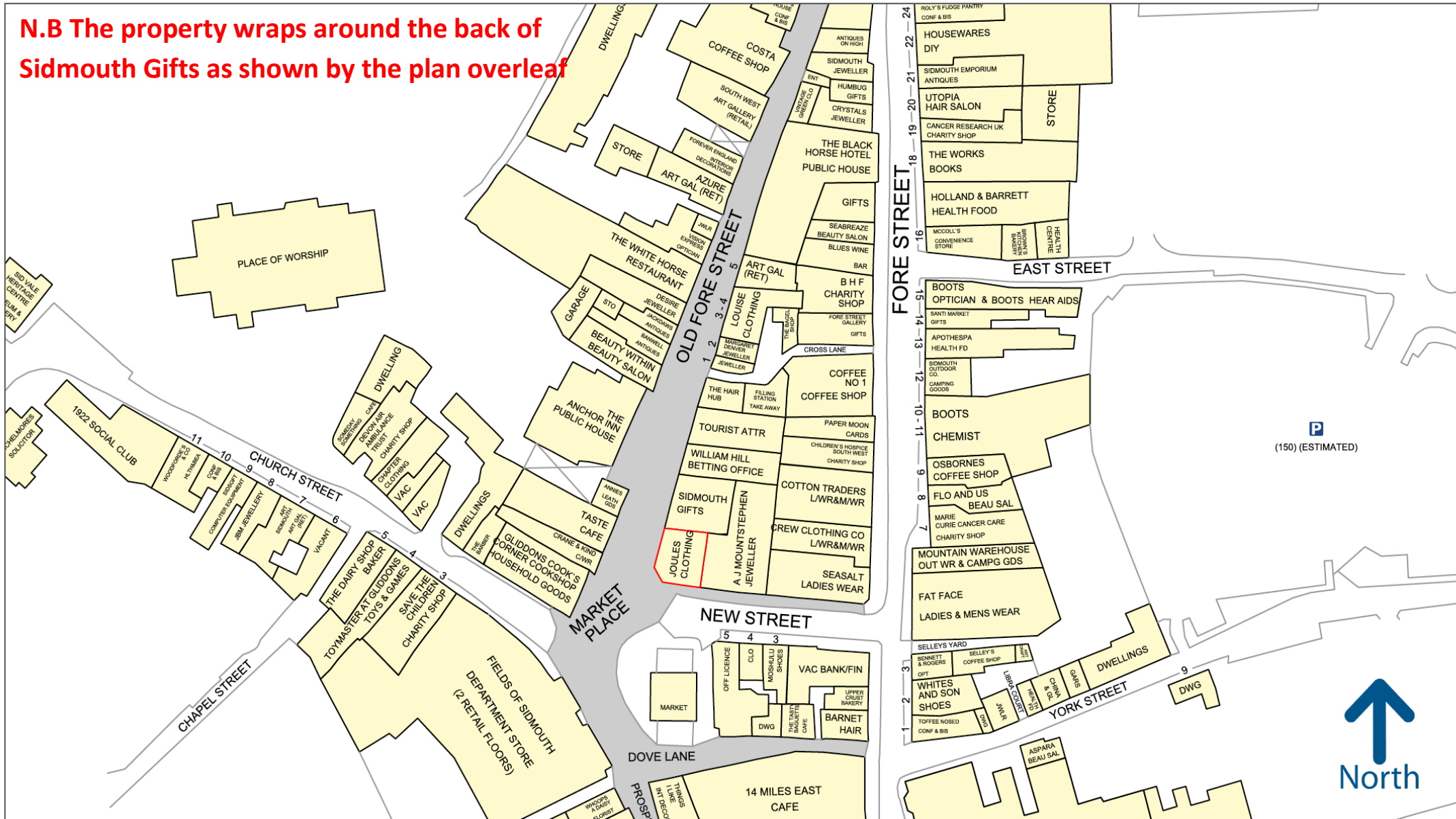
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Notice (February 2023) Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:- The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract iiAll descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good 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 iii 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.

N.B The property wraps around the back of Sidmouth Gifts as shown by the plan overleaf



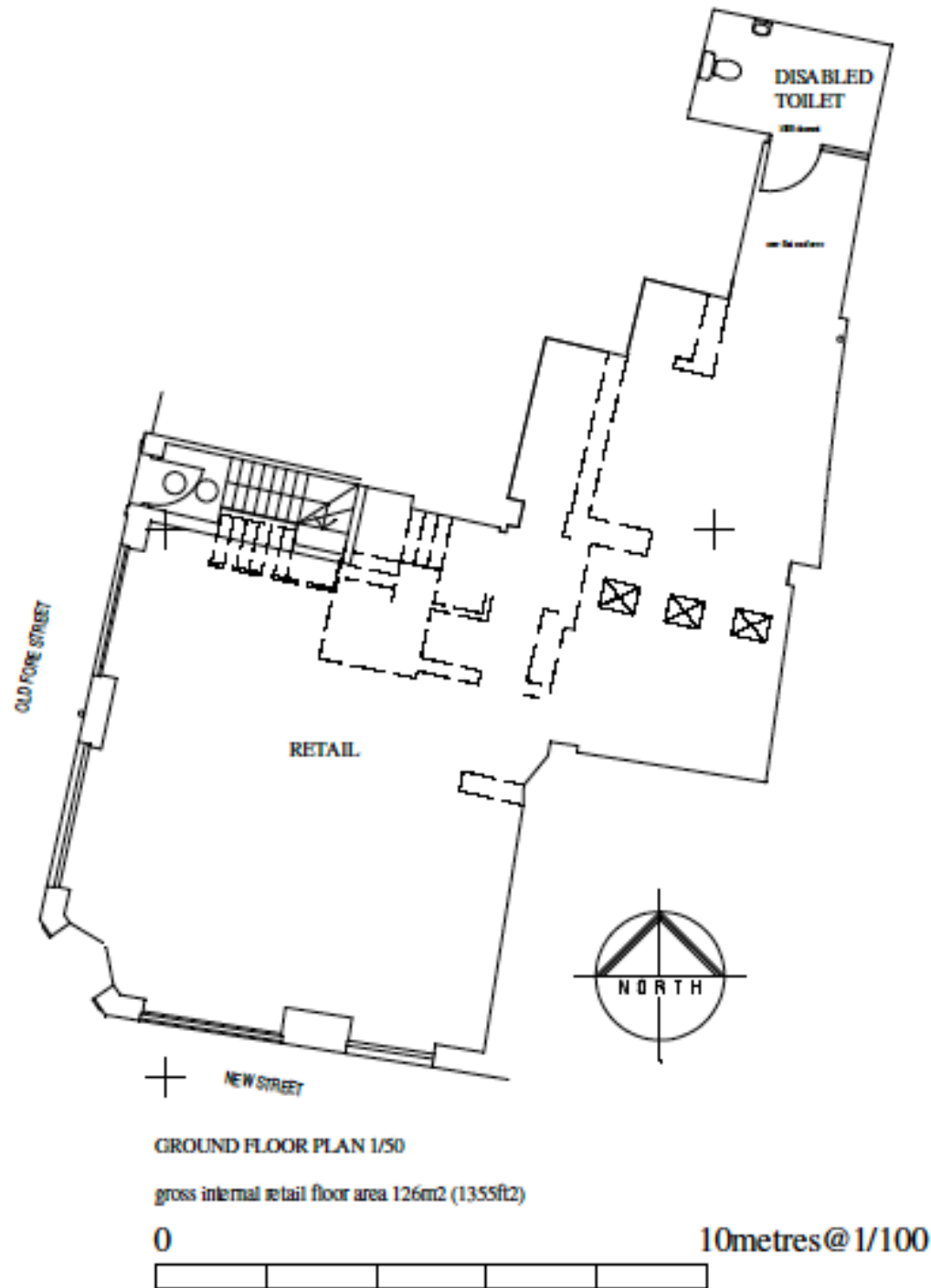
50 metres

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Shop Plan (not to scale)



GROUND FLOOR PLAN 1/50

gross internal retail floor area 126m2 (1355ft2)

0

10metres@1/100

