

The Old Ship, Old Fore Street Sidmouth EX10 8LP

- Prominent Class E restaurant and part takeaway
- 1500 sq ft sales & 500 sq ft Storage



Location

Sidmouth is a popular and wealthy coastal town located on the South Devon Coast. It has a resident population of 12,500 which increases significantly during the summer months however is ever popular being on the Jurassic coast

Situation

The property is located in a prominent position within the principal area of the town centre with numerous quality traders in the vicinity both multiples and regional.

Description

The property has tremendous character and currently trades as Costa Coffee on ground and first

Plans see overleaf

PDF plans available on request

Accommodation

The approximate areas (source VOA):

Ground floor Sales	97.0 sq m	1044 sq ft
Ground floor ext store	17.7 sq m	190 sq ft
Ground floor WCs		
First Floor Sales	42.3 sq m	455 sq ft
First floor ancillary	27.16 sq m	292 sq ft

Tenure

The property is let for a term of fifteen years from 29th September 2016 on full repairing and insuring terms. Expiry 29th September 2031. No breaks
Copy lease available on request by email

Rent. £45,000 per annum plus VAT

VAT is payable on top of the rent

Rateable Value

April 2023 RV £27,250 (not the amount payable)

EPC:

Expired June 2021 rated C. To be renewed

Further information or viewing

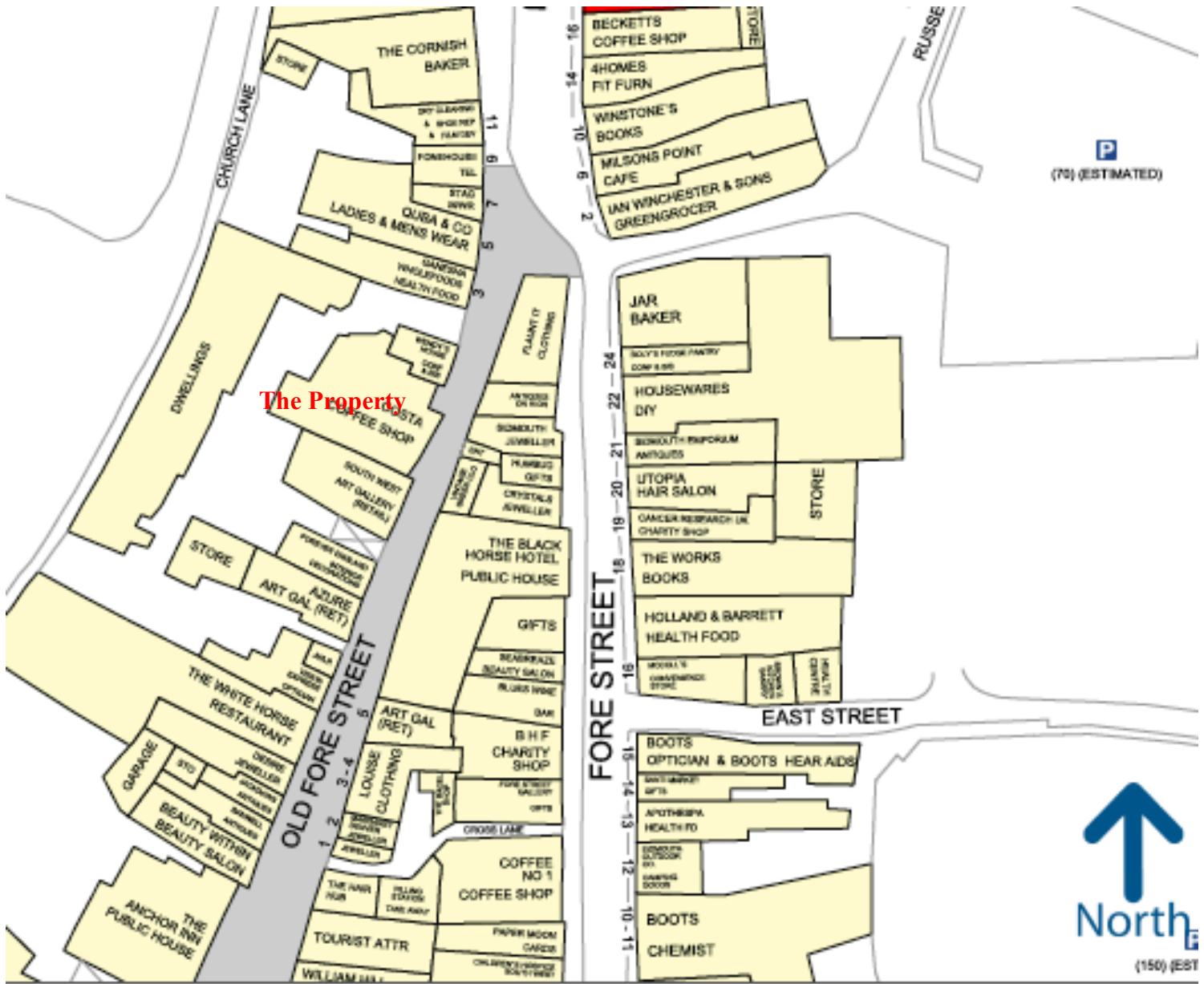
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Notice (May 2024)

Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:-

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- (iii) No person in the employment of Gerrard Matthews has authority to make or give representation or warranty whatsoever in relation to this property



Ground Floor front of house



First Floor Sales

Ground Floor



First Floor sales/ancillary

