

126 High Street
Sidmouth EX10 8EE

£13,000 per annum

RETAIL PREMISES FOR RENT

The property is situated towards the top of the High Street, close to a Tesco Express, with a Co-op supermarket and Factory Outlet Shop nearby.

Sidmouth has a population of around 14,000 and benefits from all year round trade together with an influx of tourists in the summer season. The town has a good mix of national chains and local independent retailers.

SHOP – (All measurements are approximate) Frontage 16'6 x depth 26'. Area 294 sq ft. approx. (NB – this area is currently subdivided by a stud partition).

STUDIO – 278 sq ft approx.

KITCHENETTE AND WC

Access to rear.

LEASE TERMS

New lease on internal repairing terms.
Length to be negotiated.

RENTS – £13,000 Per Annum

RATEABLE VALUE - £9,700

EPC: B

REF: DHS02336

VIEWING Strictly by appointment with the agents.

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



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HLP

HARRISON
LAVERS &
POTBURY'S



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