



HARRISON  
LAVERS &  
POTBURY'S



71 Temple Street  
Sidmouth  
EX10 9BQ

Guide Price  
£250,000 FREEHOLD

**Freehold premises comprising a shop and adjoining stores, with a large maisonette over.**

This most attractive freehold premises have been in the same family ownership for many years, the shop having been a very successful and well-known cycle shop.

The property occupies a level position along Temple Street, one of the major routes leading into Sidmouth's town centre and offering local amenities along with regular bus services to the surrounding area. The town centre and seafront are within three quarters of a mile and within a 'Stones throw' is an entrance into The Byes, riverside walk. There is no off-road parking with the property, however to the rear there is a roof terrace along with a large garden store and a small courtyard which has rear pedestrian access.

The shop has two main areas as seen on the floor plan with two adjoining stores, giving direct access to the rear courtyard.

An entrance alongside the shop has a hall with Minton tile flooring along with the turning staircase rising to the upper floors and giving access to further storage and utility areas.







The maisonette comprises, to the first floor, a large sitting room with bay window and two small balconies and a separate dining room, both rooms having a tiled fireplace.

The kitchen is to the rear and opens out onto the roof terrace and the bathroom is fitted with a bath, WC and wash basin. The upper floor has been divided up into three bedrooms.

The property is now in need of improvement and modernisation throughout, we understand the main roof covering was replaced in more recent years and some of the windows have been replaced with uPVC double glazed units.

The property offers a rare opportunity with the shop area offering potential for further residential accommodation subject to the necessary planning permissions, consents and building regulations.

**SERVICES** Mains water, sewerage and electricity are connected. Gas has been disconnected in the pavement outside the premises.

**BROADBAND AND MOBILE** Standard and Ultrafast broadband are available with predicted speeds of 17 to 1000 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

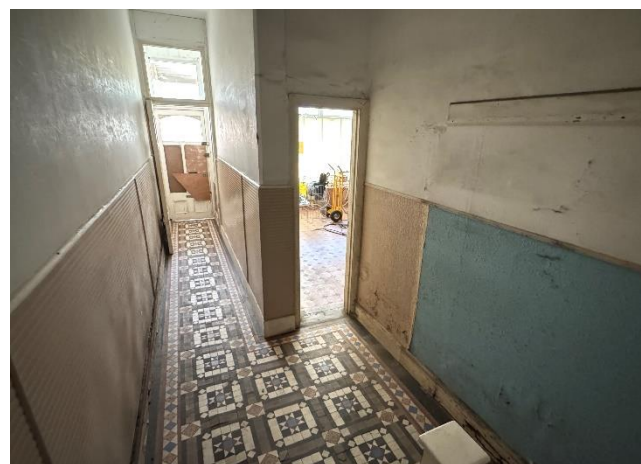
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is B.

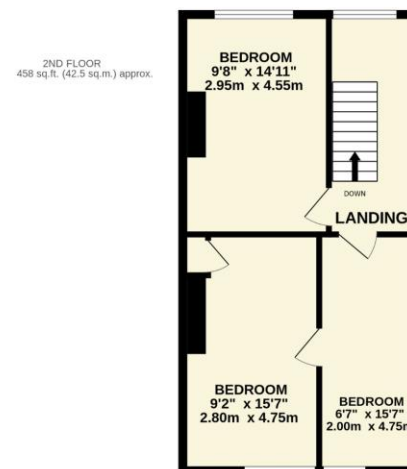
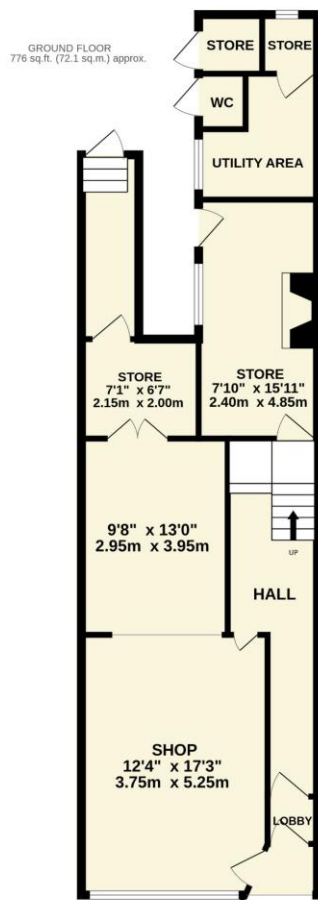
**EPC: MAISONETTE – F  
SHOP – C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02485**

**VIEWING** Strictly by appointment with the agents.





TOTAL FLOOR AREA: 1812 sq.ft. (168.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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