

126 High Street
Sidmouth EX10 8EE

£325,000 Freehold

AN INVESTMENT OPPORTUNITY.

RETAIL PREMISES WITH SELF CONTAINED FLAT OVER

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 16ft. Area 294 Square feet approximately.

PREPARATION ROOM/STORE 19'3 X 17' maximum. Area 280 square feet approximately.

KITCHENETTE

WC

Access to rear.

FIRST FLOOR MAISONETTE

FIRST FLOOR

Living Room

Kitchen

Shower/WC

SECOND FLOOR

Landing

Two bedrooms

LEASE TERMS

SHOP 10 year lease from September 2024 on internal repairing terms. Rent Review and Tenants break clause September 2029.

MAISONETTE Tenant holding over a Periodic Tenancy.

RENTS – **SHOP** £13,000 Per Annum
MAISONETTE £8,400 Per Annum

RATEABLE VALUE - **shop** £9,700

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

EPC: SHOP: B FLAT: D

REF: DHS02106 / DHS02112

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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