

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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