



120 High Street, Sidmouth, Devon, EX10 8EE

For sale

Viewing by prior appointment
Victoria Bandyszewska BA (Hons)

(01392) 202203

vicky@sccexeter.co.uk

Ground floor commercial property in the heart of Sidmouth

Suitable for a variety of uses (subject to consents)

Approx: 1,473 sq ft (136.82 sq m)

Vacant possession

Freehold price: £225,000

strattoncrebercommercial.co.uk

Location

Sidmouth is a popular seaside town located approximately 15 miles south east of Exeter with a resident population of approximately 14,000.

The town centre offers a good range of independent traders, and national retailers, including The Original Factory Shop, Scott Cinemas, Harrison Lavers and Portbury's Estate Agents, and Tesco Express.

The town benefits from an all year round trade together with an influx of tourists in the summer months.

Description

120 High Street comprises a ground floor lock up commercial unit, with parking for one car. The unit has an open plan layout with a small kitchen and WC.

This well presented property would be suitable for a variety of uses including, but not limited to, health and fitness, retail, office, storage, and leisure. Subject to consents.

Accommodation

The approximate floor area is:

1473 sq ft / 136.82 sq m.

Price

Guide Price: **£225,000** (vacant possession).

Energy Performance Certificate (EPC)

An EPC is available for this property. The rating is D/84.

Business Rates

The Business Rates for the year April 2025 - March 2026 are as follows:

Rateable Value: £13,750.00

Rates Payable: £6,861.25

Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority for more information.

VAT

VAT is not applicable to the sale price.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Anti Money Laundering (AML)

A successful purchaser will be required to provide relevant information to satisfy the Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

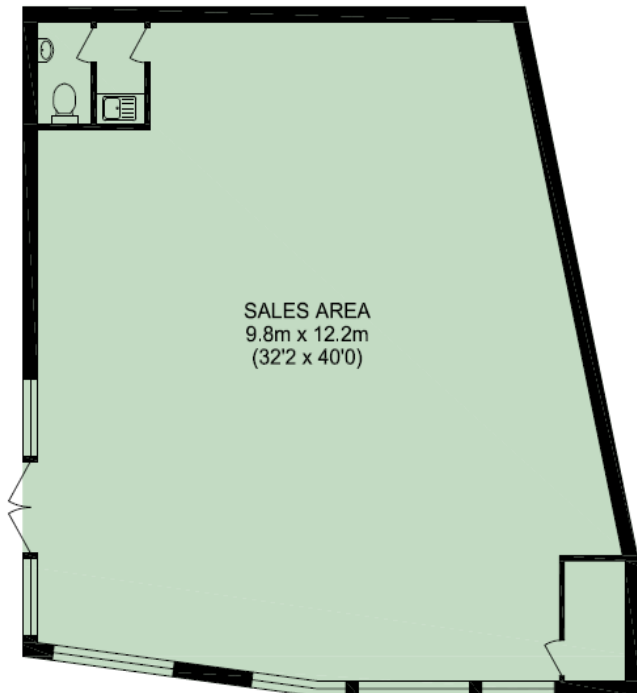
20 Southernhay West, Exeter, EX1 1PR

Contact: Victoria Bandyszewska

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Email: vicky@sccexeter.co.uk





120 High Street, Sidmouth, EX10 8EE
For identification only - Not to scale.



Exeter Office

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