

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

40 High St, Sidmouth, EX10 8EB



Key Features

- Busy Retail Pitch
- Lease Available
- Parking Available

Viewing

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Location

Sidmouth is located in Devon and is 20 miles east of Exeter. The property is situated on a prominent position on the High Street. The town benefits from a strong retail offering including tenants such as **Fat Face**, **Mountain Warehouse**, **Seasalt**, **Joules** and more traditional retailers such as **Boots**, **Holland & Barrett** and **Edinburgh Woollen Mill**. Sidmouth also offers an impressive number of aspirational independent retailers including the department store "Fields of Sidmouth". Nearby occupiers include **M & Co**, **Lloyds Bank**, and **The Cornish Bakery**.

Description

The property comprises a three-storey building of brick construction set beneath a pitched roof. The ground floor comprises a banking hall to the front, with offices and strong rooms to the rear. The first floor provides offices and the second floor provides offices and staff facilities. There is a small basement and 8 car parking spaces to the rear of the property. The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	126.44 sq m	1,669 sq ft
First Floor	118.82 sq m	1,279 sq ft
Second Floor	48.96 sq m	527 sq ft
Basement	20.62 sq m	222 q ft
Total	343.46 sq m	3,697 sq ft

Price

The current passing rent is **£34,000** per annum.

Tenure

The Premises are held on a lease expiring 1st July 2026. There is an option to break on 2nd May 2021.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£32,000**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

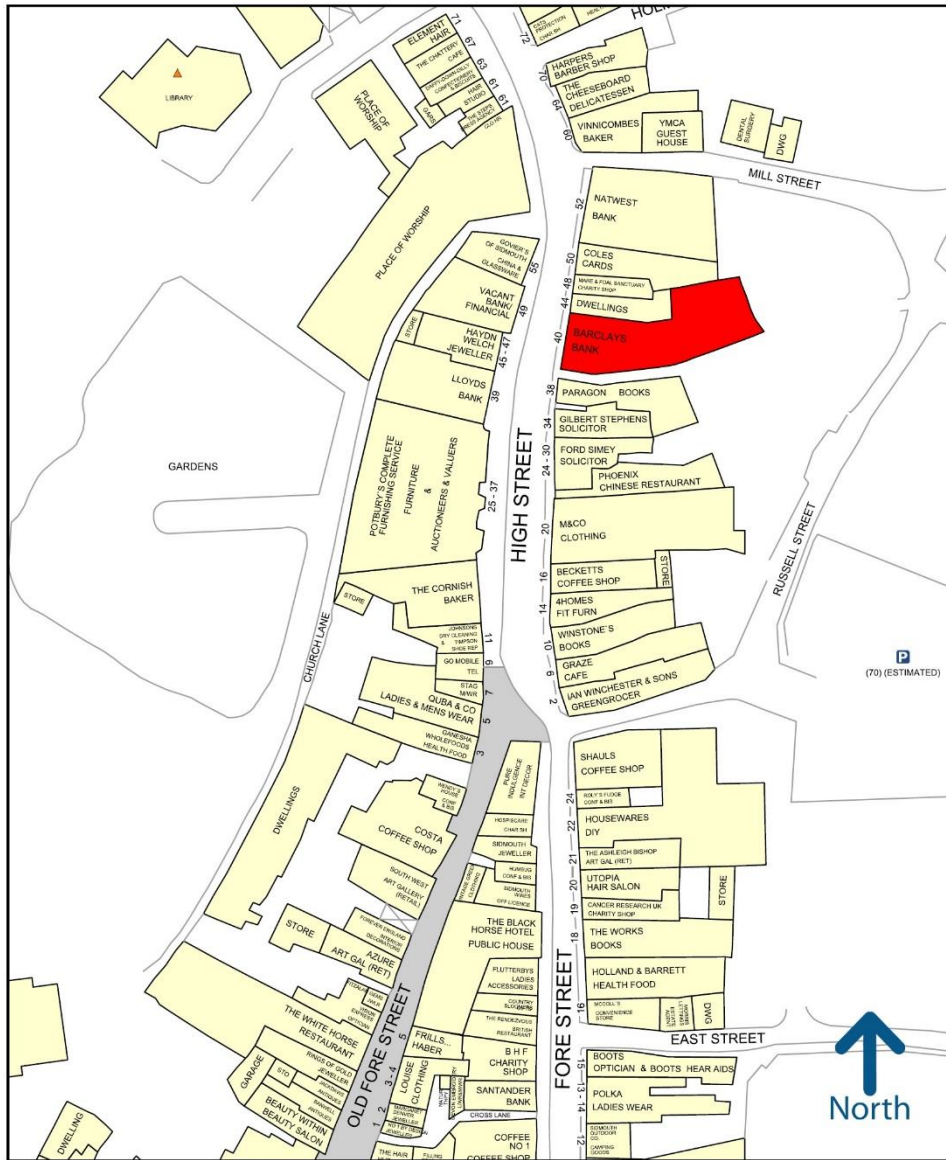
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Sidmouth



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Created By: CBRE Limited



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Not to scale.

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