

Vickery Holman
Property Consultants



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***Artists Impression**



For Sale

£200,000 Freehold

Former Site Known As Carina's, Fore Street,
Sidmouth, Devon EX10 8AG

1,532 Sq Ft
(142.36 Sq M)

Summary

- Rare opportunity to acquire a business premises in the heart of Sidmouth
- Approx. 1,532 Sq ft (142.36 sq m)
- Retail/leisure development opportunity subject to the relevant planning consent
- High footfall location
- Other occupiers in close proximity include Fields Department Store, A J Mountstephen, Fat Face and Seasalt
- Large open plan sales area
- Many original features remain

Location:

The property is located in Sidmouth aprox. 14 miles southeast from Exeter. The town benefits from a population of 12,569 and is a popular tourist resort town and gateway to the Jurassic Coast World Heritage Site. The town is connected to Exeter via the A3052 coast road and there are bus services to the city every half an hour by Stagecoach South West and to Honiton and Seaton.

The property itself is located on Dove Street and just off the prime Fore Street in the heart of the town. Occupiers in close proximity include Fields Department Store, A J Mountstephen, Fat Face and Seasalt.

Description:

The property consists of a good sized former nightclub premises located in close proximity to the prime retail centre of Sidmouth. The unit benefits from a wide frontage with planning consent for E use occupiers once development works commence.

The main sales area of the premises is located within the raised former dance floor and much of the original features remain in place from its previous use.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Sales	142.36	1,532

Services:

We understand that services are not currently connected to the property. Interested parties should make their own enquiries.

EPC / MEES:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

Planning:

The amended use classes would mean this property once development works commence could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

To be reassessed.

Terms:

The property is available freehold.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

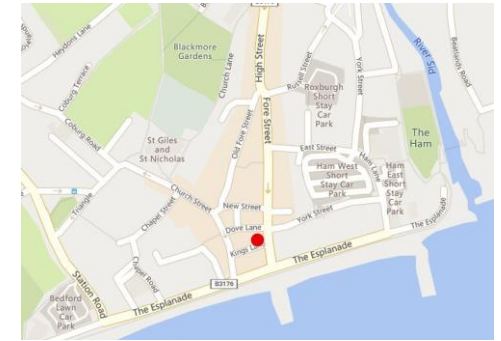
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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