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SIDMOUTH OUTDOOR CO.



To Let

£21,000 pax

13 Fore Street, Sidmouth, Devon, EX10 8AQ

752 Sq Ft
(69.90 Sq M)

Summary

- Prominent retail unit with high footfall
- Frontage onto Fore Street
- Suitable for a range of uses
- Good storage to the rear
- Popular and affluent East Devon coastal town
- Approx 752 sq ft (69.90 sq m)
- Immediately available

Location:

Sidmouth is a seaside resort town on the Jurassic Coast circa 14 miles from Exeter. The town has a thriving retail market with a good mix of national, regional and independent shops with surfaced parking within walking distance to the town centre.

The property is situated in a prominent position on Fore Street which is popular with regional and national occupiers alike. such occupiers include Boots, Mountain Warehouse, Coffee #1 and Sidmouth Outdoor Co.

Description:

The property features a prominent retail unit located on Fore Street, offering excellent visibility. The sales area is spacious, equipped with lino flooring and enhanced by spot lighting. In addition, there is ample storage space at the rear.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	69.90	752

Service charge:

A service charge is levied for the upkeep and maintenance of the external areas and structure of the building. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (62)

Planning:

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

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £22,500 therefore making the approximate Rates Payable £8,595 per annum for 2026/27.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

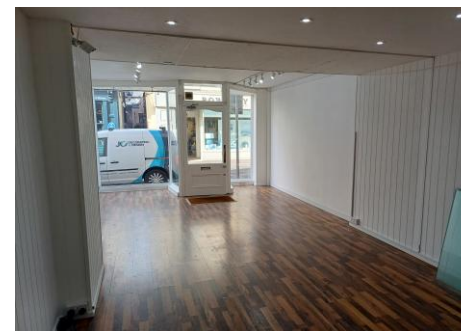
The property has not been elected for VAT and therefore VAT will not be charged on the rent.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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



CONTACT THE AGENT

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