



To let

Viewing by prior appointment
with Victoria Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

120 High Street, Sidmouth, Devon, EX10 8EE

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)

New lease, available immediately

To Let: £17,000 per annum

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 Potbury'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:

1,473 sq ft / 136.82 sq m.

Lease Terms

This property is available by way of a new full repairing and insuring lease, for a term to be agreed at an annual rent of £17,000.

All other terms by negotiation.

Deposit and References

A deposit and references are required subject to tenant status.

Energy Performance Certificate (EPC)

The EPC for this property is rated D 84.

VAT

VAT is not chargeable.

Legal Costs

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

Business Rates

The Business Rates for the year April 2026 - March 2027 are as follows:

Rateable Value: £12,250
 Rates Payable: £5,292
 Rates Payable:* £4,679.50

*Hospitality, retail and leisure

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

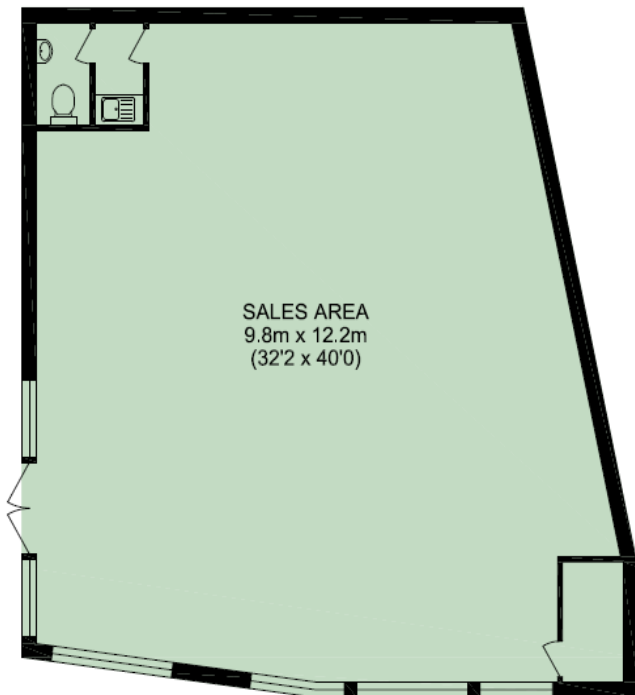
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
 20 Southernhay West, Exeter, EX1 1PR

Contact: Victoria Bandyszewska
 Tel: (01392) 202203
 Email: vicky@sccexeter.co.uk





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



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that::

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