

TO LET

TOWN CENTRE RETAIL / OFFICE / STUDIO PREMISES IN A CONVENIENT LOCATION JUST OFF THE HIGH STREET

Retail Area of approx. 188 sq.m (2,025 sq.ft)

**6 BLACKMORE DRIVE, OFF HIGH STREET,
SIDMOUTH, DEVON, EX10 8LA**



This is an unusual opportunity to acquire a new lease of these Town Centre Retail premises located in a most convenient position just off the High Street in Blackmore Drive adjoining the Library and Health Centre. These central premises would be suitable for a wide variety of potential users.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

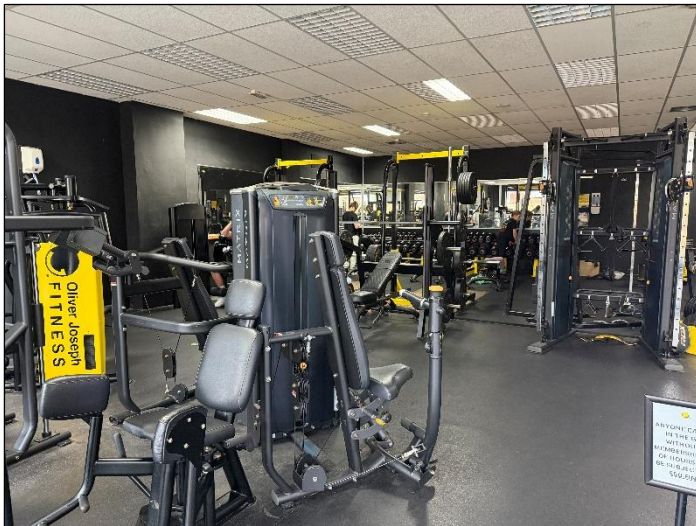
SITUATION AND DESCRIPTION

The premises occupy a prominent location in Blackmore Drive, just off the High Street, and adjacent to the Library and the Health Centre. Sidmouth is a highly regarded and elegant East Devon coastal resort. The town is a vibrant mixture of small local specialist shops, well-tended parks and pretty beaches. Sidmouth offers ease of access to the bustling Cathedral City of Exeter, its airport and mainline railway station and the M5 motorway. Amenities within the town include two supermarkets including a Waitrose Store, a cinema, theatre, library and health centre with a wide range of retail outlets.

The property has most recently been used as a Gym, but is suitable for a wide variety of potential users including a retail use providing a generous showroom area, office, hair and beauty, carpets or a variety of health / medical service etc (Subject to all necessary consents) The premises benefit from an impressive 40' glazed frontage to Blackmore Drive.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-



Retail Area **15.85m x 12.20m (52'0" x 40'0") max**

Bright and airy space with glazed elevation to Blackmore Drive with a pair of recessed entrance doors. Suspended ceiling with integrated strip lighting. To the rear is a Toilet with WC suite and wash hand basin plus a kitchenette area.



RENT AND TENURE

£24,950 pax by way of a new 6 year lease with a rent review and tenant only break clause at the midway point. The Landlord will be responsible for external repairs and decorations with the tenants only responsible for the internal repairs and decorations. A service is payable for shared services etc of £250 per quarter.

BUSINESS RATES

Rateable Value £20,750 (2016 Valuation)
For the Business rates Payable, please contact East Devon District Council Business rates Department (01395 516551)

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on our Web Site. The rating is: C 65

LEGAL COSTS

The incoming tenant is to contribute £395 plus VAT towards the Landlords legal costs incurred in the preparation of the lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0552)



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Mob. **07831 273148**

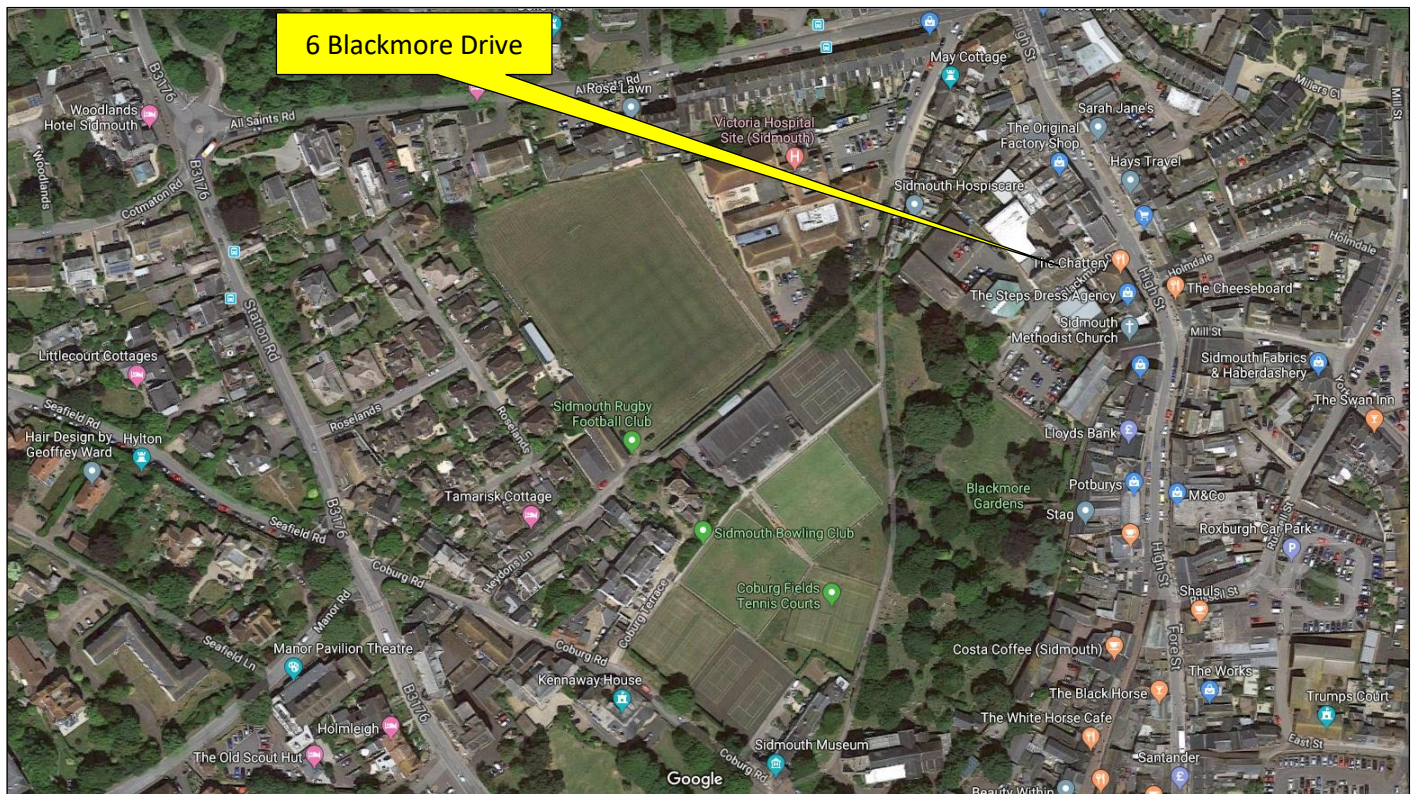
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.