

TO LET

TOWN CENTRE RETAIL /OFFICE / WORKSHOP PREMISES WITH A SECURE PARKING SPACE

Retail Showroom and Workshop space of approx. 99 sq.m (1,065 sq.ft)
with 1 allocated Car Parking space in the courtyard area to the front

**UNIT 1, 6 TEMPLE STREET, SIDMOUTH,
EAST DEVON, EX10 9AY**



This is an unusual opportunity to acquire a new lease of these edge of town Retail / Office / Workshop premises with an allocated Car Parking space in the rear Courtyard area. The premises would suit a wide variety of potential users, including as a Retail / Showroom Unit with rear storage or workshop, an Office or for a Mail Order business, subject to any necessary consents.

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SITUATION AND DESCRIPTION

The premises occupy a convenient location fronting Temple Street, a mixed commercial and residential area just a short walk from Sidmouth Town 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 a health centre.

The property offers very adaptable space with a front Showroom / Retail area with rear Workshops / Offices plus a car parking space in the rear courtyard area. The space is currently used by an upholsters but is suitable for a wide range of users including a showroom requiring road frontage, Offices, Light assembly or an internet based Mail Order business, subject to any necessary consents.

ACCOMMODATION

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

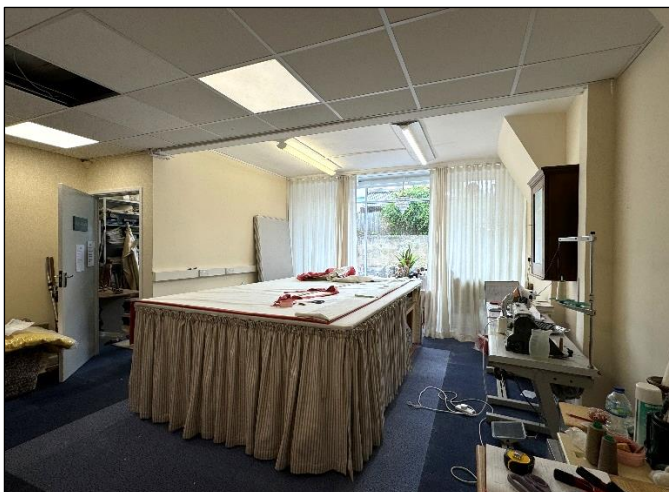
Reception / Retail Area 3.79m x 3.36m (12'5" x 11'0") max

Recessed glazed entrance door to lobby with Retail / Waiting area. Carpeted. Radiator. Door to



Retail / Showroom / Office 7.50m x 6.34m (24'7" x 20'9") max

Large glazed widow to the front. Suspended ceiling with integrated strip lighting. Carpeted. Radiator. Power as fitted.



Rear Showroom / Store 6.02m x 4.85m (19'9" x 15'11") max

Suspended ceiling with integrated strip lighting. Power as fitted. Wide walk through to front showroom.



Office 3.38m x 2.92m (11'1" x 9'7") max

Suspended ceiling with strip lighting. High level windows. Glazed panel to rear Showroom / Work room.

Toilet

Low level WC suite with wash hand basin.

Kitchen

1.80m x 1.56m (5'11" x 5'1") max

Worktop with inset stainless steel sink unit with single drainer and cupboards under. Space for fridge. Radiator. Wall cupboard. 2 windows. Ideal Logic wall mounted gas fired central heating boiler. Tiled floor.

EXTERNALLY

To the rear of the premises is a private shared courtyard with one allocated car parking space.

RENT

A rent of £8,950 pax payable quarterly in advance is sought for these conveniently located Retail / Showroom / Office premises in a convenient edge of town location. VAT is not charged on the rent.

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LEASE

If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months' rent deposit may also be required, full details on request.

TENURE

The premises are available on a new 6 year lease with an upwards only rent review and tenant only break clause at the end of the third year, providing 6 months prior written notice.

The landlord will be responsible for the external repairs and decorations of the premises with the tenant only therefore responsible for the internal repairs and decorations. The lease will be contracted outside of the Landlord and Tenant Act.

SERVICE CHARGE

A service charge will exist of £75 per quarter for the general Estate maintenance and shared services.

BUSINESS RATES

Rateable Value : - £ 11,250 (2023 Valuation List)

A reduction of up to 100% may be available under the small business relief scheme. To see if you or the premises qualify for this relief, please contact East Devon District Council Business Rates department (01395 516551)

SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available below, with a full copy of the EPC available to download from the Web Site. The rating is: C 57

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 (0804)

17/08/2024, 17:10 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

FRONT UNIT 6 Temple Street SIDMOUTH EX10 8AY	Energy rating C	Valid until: 26 May 2026 Certificate number: 9524-3074-0065-0901-5401
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Property type: A1/A2 Retail and Financial/Professional services
Total floor area: 100 square metres

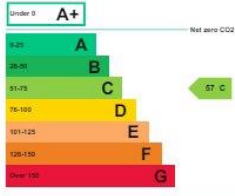
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



Under 9	A+
9-25	A
26-35	B
36-45	C
46-55	D
56-65	E
66-75	F
76-100	G

Net zero CO2

How this property compares to others

Properties similar to this one could have ratings:

If newly built	21 A
If typical of the existing stock	62 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/9524-3074-0065-0901-5401?print=true> 1/2

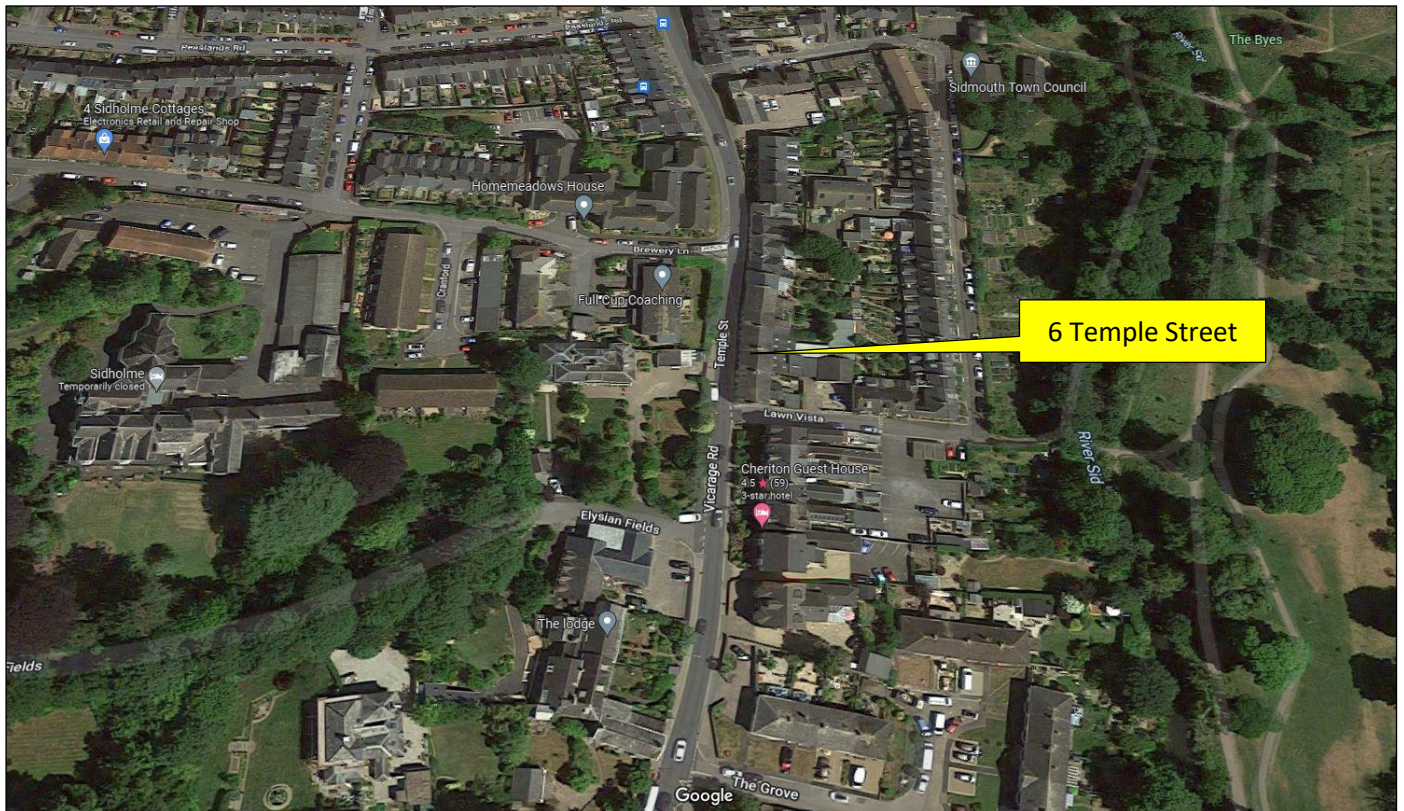
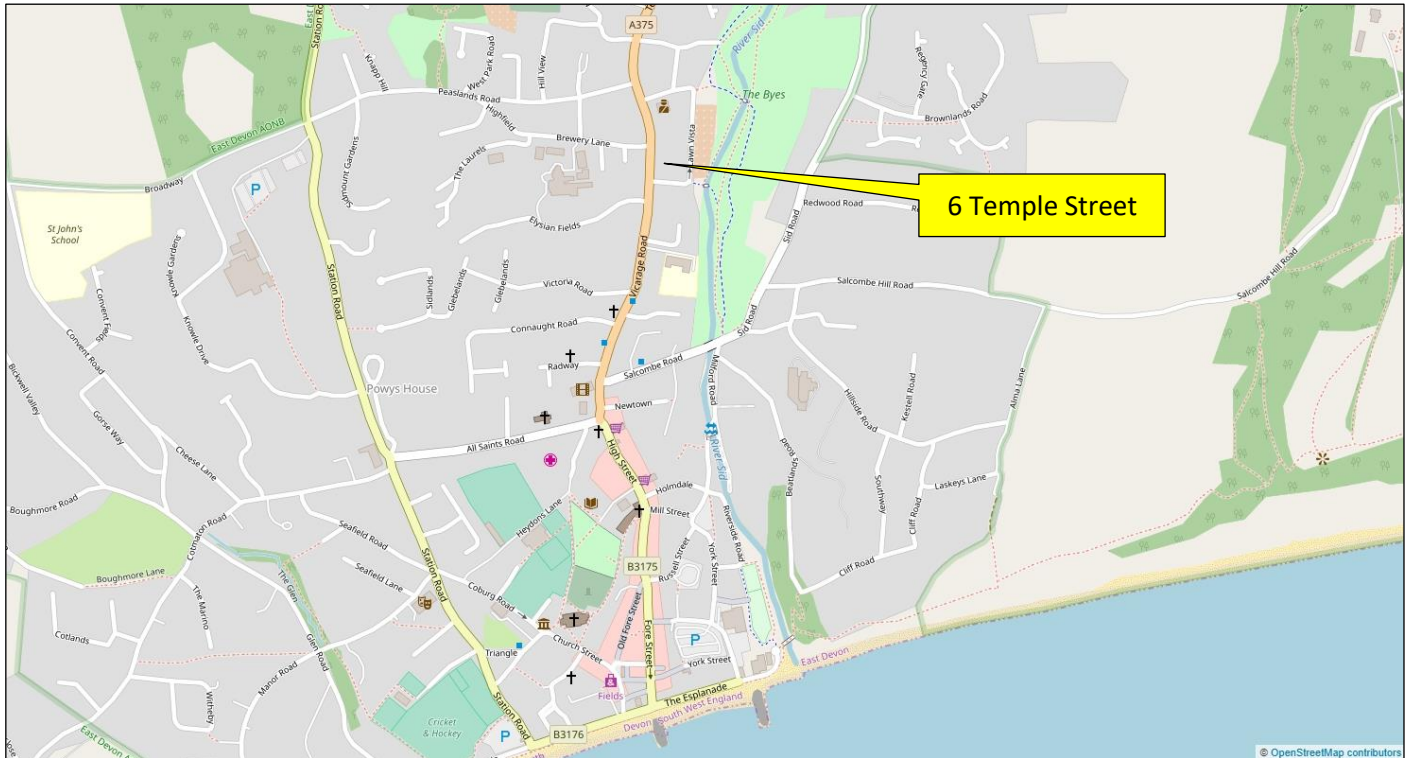


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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.