Miller Commercial

Chartered Surveyors and Business Property Specialists





THE OLD POST OFFICE, VICARAGE ROAD, SIDMOUTH, EX10 8TP

A beautiful ground floor, Grade II listed former Post Office, which benefits from architecturally impressive windows and entrance to the property's front as well as an ornate wooden entrance lobby and wooden panelling throughout.

With high ceiling height and large windows on two elevations, the premises provides the perfect space for a variety of uses including retail, cafe, office, leisure & health uses or medical (subject to consent).

- **TO LET**
- **1,117 SQ FT (104 SQ M)**
- **GRADE II LISTED**
- **VERSATILE RETAIL/CAFE PREMISES (OTHER USES STP)**
- **VERY GOOD NATURAL LIGHT**
- **ORNATE PERIOD FEATURES**
- **EPC RATING "C" 52.**

£12,500 per annum excl





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:
Sidmouth is a well known seaside town, nestled along Devon's dramatic southern Jurassic Coastline. Popular as a holiday resort with numerous hotels, guest houses and B&Bs along its famous Regency promenade, it also has a busy town centre that boasts a wide range of both national and local retailers. The property itself is located on Vicarage Road, one of the main access routes in and out of the town, which leads north to the A3052, which runs east-west from Seaton and Charmouth to Exeter.

DESCRIPTION:
The property comprises the ground floor of the Grade II listed former Radway Post Office, which benefits from architecturally impressive windows to the property's front as well as an ornate wooden entrance lobby and wooden panelling throughout. With high ceiling height and large windows on two elevations, the premises provide light, bright space that could be used for a variety of uses including retail, cafe, office, leisure & health uses or medical (subject to consent). There are male and female WCs, a small office as well as a store room.

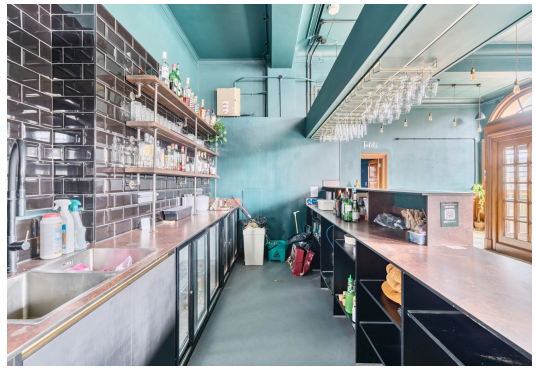
SCHEDULE OF ACCOMMODATION:
Ground floor - 1,117 sq ft (104 sq m)

SERVICE CHARGE:
The Tenant to pay a fair proportion of the service charge for the property for the ground floor unit currently runs at approximately £540 per annum (subject to change) and to exclude water, electricity and gas.

LEASE TERMS:
The premises are available by way of a new proportionally FRI lease on terms to be agreed.

VAT:
All the above figures are quoted exclusive of VAT.

BUSINESS RATES:
We refer you to the VOA website, which shows that the current rateable value for the property is £10,750. It is likely that for a small business, the premises will fall below the minimum threshold for paying business rates. Please do not rely on this information and make your own enquiries with the local authority





LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (52).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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Toilets


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