



SITUATION

Located close to the junction with the High Street, opposite a **Spa Convenience Store with Post Office** and a **public car park**, along with several other local traders including a veterinary practice, hairdressers and physiotherapist all serving the surrounding residential area. Sidford is a small village located within 2 miles north of Sidmouth and approx. 10 miles north-east of Exeter benefitting from good road links via the A3052 which links with the M5 (Junction 30).

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition, there is a **rear parking area for 2-3 cars**.

ACCOMMODATION

Ground Floor Shop

- Gross Frontage 18'0"
- Internal Width 15'9"
- Shop Depth 36'6"
- Built Depth 43'4"
- Area Approx. 595 sq ft

First Floor Ancillary

- Area Approx. 350 sq ft incl. Kitchen and WC

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There may be potential to convert part or all of the property to Residential Use, subject to obtaining the necessary consents.



Vacant Shop & Upper Part

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



JOINT AUCTIONEERS

Stratton Creber Commercial,
20 Southernhay West, Exeter EX1 1PR
Tel: 01392 202 203
Ref: D. Cook – Email: damian@sccexeter.co.uk

VENDOR'S SOLICITORS

Sherrards Solicitors - Tel: 01727 832 830
Ref: G. Lunnon - Email: gpl@sherrards.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts