



SITUATION

Close to the junction with Mill Street in the heart of the town centre nearby multiples such as **The Edinburgh Woollen Mill, Oxfam, Peacocks, Co-op, Hays Travel and Timpson** and a wide variety of independent retailers, coffee shops and restaurants.

Sidmouth is a thriving, beautiful coastal town on the picturesque East Devon coast located approximately 17 miles from Exeter and benefits from good road access being 10 miles from the M5 (Junction 30).

PROPERTY

An attractive and imposing mid-terrace building comprising a **Former Bank** on ground floor and basement level with internal access to an **Ancillary Storeroom** on part first floor level.

In addition, there is separate rear access via Church Lane to a **Large 3 Bed Self-Contained Flat** on part first floor.

The property includes a **Rear Courtyard, Terrace** and a separate brick-built **Store**.

Refer to the Auctioneers for the floor plans and video tours of the Former Bank and Flat.

ACCOMMODATION

Ground Floor Former Bank

Gross Frontage	38'0"
Banking Hall Width	33'10"
Banking Hall Depth	46'0"
Built Depth	71'0"
Banking Hall Area	Approx. 1,410 sq ft
Store Areas	Approx. 310 sq ft
3 WCs	

Basement

Boiler Room – not inspected.

First Floor Storeroom

Area Approx. 210 sq ft

First Floor Flat

3 Bedrooms, 2 Living Rooms, 2 Kitchens, Bathroom/WC

GIA of Flat Approx. 1,450 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There may be potential to convert the remaining First Floor Commercial Space to Residential Use, subject to obtaining the necessary consents.

Vacant Former Bank & 3 Bed Flat

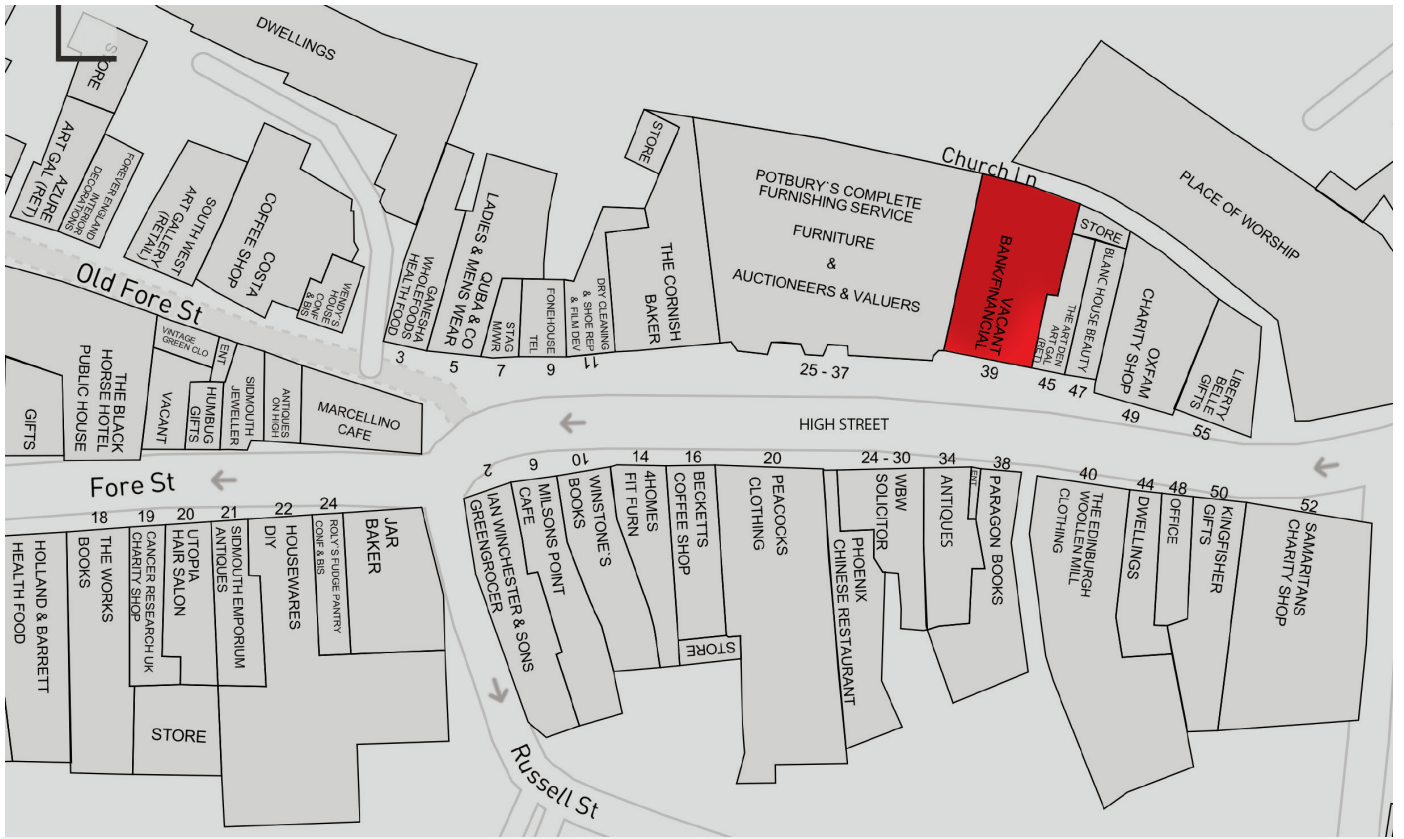
The Surveyors dealing with this property are
Elliott Greene and Steven Grossman

Vendor's Solicitors

Taylor Rose
Tel: 020 3551 8168 Ref: William Michael
Email: william.michael@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**





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