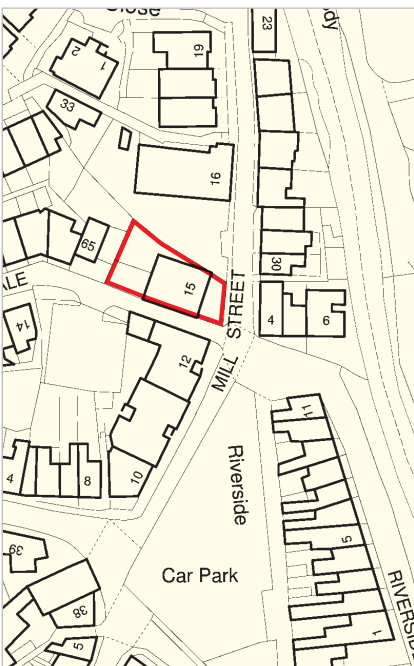


Sidmouth
15 Mill Street
Devon
EX10 8DW

- **Freehold Dental Practice and Residential Investment**
- Let on overriding lease until 2019
- Comprises dental practice and self-contained flat
- Town centre location
- VAT not applicable
- Reversion 2019
- Current Rent Reserved
£12,000 pa

On the instructions of P Mayo MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure
Freehold.

Location
The south coast town of Sidmouth lies approximately nine miles north-east of Exmouth and 13 miles west of Lyme Regis. The A30 is easily accessible to the north and this in turn links with the A303 to the east and the M5 Motorway and Exeter Airport to the west. The property is situated on the west side of Mill Street, at its junction with Holmdale within the town centre.

Description
The property is arranged on ground and one upper floor to provide a ground floor dental practice, comprising three surgeries, together with a two bedroom self-contained flat above.

The property provides the following accommodation and dimensions:
Ground Floor (1) 72.61 sq m (781 sq ft)
First Floor (2) - Three Rooms, Kitchen, Bathroom, En-suite Shower Room

- (1) Area taken from www.2010.voa.gov.uk
- (2) Details taken from historic marketing details.

Tenancy
The entire property is at present let to B&M DENTAL CARE LIMITED for a term of six years from 25th July 2013 at a current rent of £12,000 per annum. The lease provides for rent reviews every third year of the term.
NB: The Receivers understand the first floor is sublet on short term holiday lets.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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