

**Lot 23, Holland and Barrett, 23-24 Fore Street, Sidmouth,
Devon EX10 8AF**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Holland & Barrett Retail Limited on a Renewed 5 year lease
- Holland & Barrett Retail Limited have been in Occupation since at least 2010
- Located in the heart of the Town Centre
- Total Approximate Area of 161.30 sq m (1736 sq ft)
- Nearby occupiers include British Heart Foundation, Boots Opticians, Peacocks and a range of local businesses

Lot

23

Auction

10th July 2025

Rent

£28,000 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

15 miles south east of Exeter, 29 miles south west of Taunton

Roads

A3052, A30, M5 (Junction 30)

Rail

Exmouth Railway Station, Sidmouth Railway Station

Air

Exeter Airport

Situation

Sidmouth is a popular and affluent Devon coastal town on the Jurassic Coast. The property is situated on the east side of the busy Fore Street, close to its junction with East Street, in the heart of the town centre. Nearby occupiers include British Heart Foundation, Boots Opticians, Peacocks and a range of local businesses.

Tenure

Freehold.

EPC

Please confirm EPC Status.

Description

The property comprises ground floor retail accommodation with first and second floor ancillary accommodation.

VAT

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	86.70	(933)	HOLLAND & BARRETT RETAIL LIMITED (CRN: 02758955) (1)	5 years from 23/05/2025 (3)	£28,000
First	Ancillary	28.90	(311)			
Second	Ancillary	36.20	(390)			
Total Approximate Commercial Floor Area		161.30 (2)	(1736) (2)			£28,000

(1) Holland & Barrett are one of Europe's largest health and wellness retailers, supplying a wide range of vitamins, minerals, health supplements, specialist foods and natural beauty products. The company holds over 7,800 employees across Europe and more than 1,6000 stores across 19 Countries. For the year ending 30th September 2024 Holland & Barrett Limited (CRN: 02758955) reported a Turnover of £645,665,000., Pre-Tax profits of negative (£72,119,000) and Net Assets of £368,610,000. (Source: Holland & Barrett Limited Annual Report and Financial Statements as published at Companies House on the 19th May 2025).

(2)The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/7328035000>).

(3) The lease provides for a Tenant option to determine the lease on 23/05/2028 on serving six months written notice.

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2024