

# Costa Coffee, Old Fore Street, Sidmouth, Devon EX10 8LP

Freehold Retail Investment

**Lot 40**

£45,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Café/Ancillary	102.5 sq m (1,101 sq ft)	JURASSIC COAST	15 years from	£45,000	29/09/2021
First	Café/Ancillary	78.87 sq m (848 sq ft)	COFFEE LIMITED guaranteed by Premiere Coffee Limited (1) t/a Costa Coffee	29/09/2016 until 28/09/2031 on a full repairing and insuring lease		29/09/2026
<b>Total</b>		<b>181.30 sq m (1,949 sq ft)</b>			<b>£45,000</b>	

(1) Jurassic Coast Coffee Limited is a subsidiary of Premiere Coffee Limited. Premiere Coffee Limited is a Costa Coffee franchisee and operates 57 Costas across the South West. For the year ending 30th November 2017, Premiere Coffee Limited reported a turnover of £22,439,554, pre-tax profits of £1,209,556 and a total net worth of £1,453,320 (Source: Experian Group 12/06/2018).

### Key Details

- Let to Jurassic Coast Coffee Ltd with guarantee t/a Costa Coffee until 2031 (no breaks)
- Prominent position in heart of town centre
- Popular seaside resort town
- Nearby occupiers include Holland & Barrett, Sea Salt, Fat Face, EWM and Crew Clothing

### On behalf of Trustees

#### Location

Miles: 15 miles south-east of Exeter  
28 miles south-west of Taunton  
Roads: A3052, A30, M5 (Junction 30)  
Air: Exeter Airport

#### Situation

Sidmouth is a popular and affluent seaside town on the Jurassic Coast in Devon. The property is situated on the pedestrianised Old Fore Street in the heart of the town centre, just north of The Esplanade. Nearby occupiers include Holland & Barrett, Sea Salt, Fat Face, EWM and Crew Clothing.

#### Description

The property is an attractive two storey building comprising a ground floor café with further café seating at first floor together with ancillary accommodation.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion



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