



For Sale

The Former Drill Hall Site

The Esplanade, Sidmouth, EX10 8BE

Long-Leasehold For Sale

- Redevelopment/ Refurbishment Opportunity
- New 125 Year Long-Leasehold
- Offers Invited by 12 Noon on Monday 4th February 2019



Location

The premises occupy a prominent site on the eastern end of Sidmouth sea front. Sidmouth town has a population of 12,500 and sits on the Jurassic Coast World Heritage site. The property is within close proximity to the High Street, which offers a mix of retail and leisure.

Background

The Drill Hall was built in 1895 after the land was granted to house the volunteer rifles. In more recent times it has been used by the Army Cadet Force, and eventually ownership was passed to East Devon District Council.

Description/Accommodation

The property is a three storey detached structure, with bricked walls and a timber framed pitched roof. Comprising of a basement level, ground floor and first floor space.

The overall site measures 550 sq m (5,920 sq ft).

Planning

It should be noted that the property sits within the Sidmouth town conservation area A.

Planning enquiries should be made to:

East Devon District Council
Knowle, Sidmouth
Devon
EX10 8HL
T: 01395 516 551

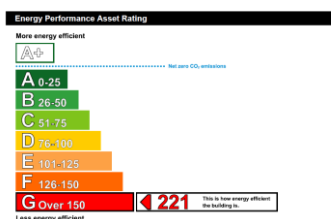
Sale Terms

The properties long-leasehold is being sold for a term of 125 years, with no review during the term of the lease, and at a peppercorn rent of £1 per annum. Offers invited for the attention of John Kinsey.

Legal Costs

Each party to bear its own costs.

EPC



Viewing and Further Information

Property inspection and viewing strictly by appointment with John Kinsey of JLL.

Agents Notes:

We would ask that all interested parties should contact the agents and not East Devon District Council regarding information about the sale.

It should be noted that any lobbying of Officers, Members or their Agents by any interested party could result in their offers being disqualified from the process.

There is a data room with information regarding the sale of the property, with details of the selection criteria. Please apply to the agents for access to the data room.

John Kinsey
T: +44 (0) 139 242 9309
M: 07703 234275
John.Kinsey@eu.jll.com

property.jll.co.uk





Offers

The offers should be marked for the attention of:

John Kinsey, Director

JLL

The Senate

Southernhay, Exeter

EX1 1UG

Offers will be accepted by email to john.kinsey@eu.jll.com but it is incumbent on the person forwarding the offer to ensure that they have been received by the stipulated time.

Offers are to be received by 12 noon on Monday 4th February 2019.

The offer must contain the following information:

- 1) Name and address of purchaser.
- 2) If the purchaser is a registered company or a community group, the company registration number will be required or information regarding the community group charitable status if any, and information confirming that the person putting the offer forward has the authority to do so.
- 3) Amount offered for the property as a whole.
- 4) All offers should be in pounds sterling.
- 5) All offers should be accompanied with proof of funding or supported funding for the purchase price.
- 6) The offer should contain the solicitor's information for the purchaser.
- 7) The offer should state whether it is made on an unconditional basis or is subject to conditions such as planning.
- 8) If the offer is subject to planning permission being granted, then detail of the planning permission required should be submitted along with any confirmations that pre-application discussions have taken place with the planning authority.
- 9) If the offer is unconditional, our clients will require an understanding as to the ongoing use of the site/property and that funding is in place to deliver any new or refurbished scheme.
- 10) Confirmation of an expected timing for exchange and completion of the purchase.
- 11) A business plan that explains viability of both capital investment at the front end and projected operational use and viability into the future;
- 12) A business case/statement that identifies (and preferably quantifies) how any proposal will contribute to the attractiveness and vitality of the local community, the seafront and to Sidmouth's tourism and economy. Information on the economic impact, footfall, jobs, local spend and the high standards of sustainability of any proposal should be included. This will form part of the quality criteria against which bids are going to be judged.

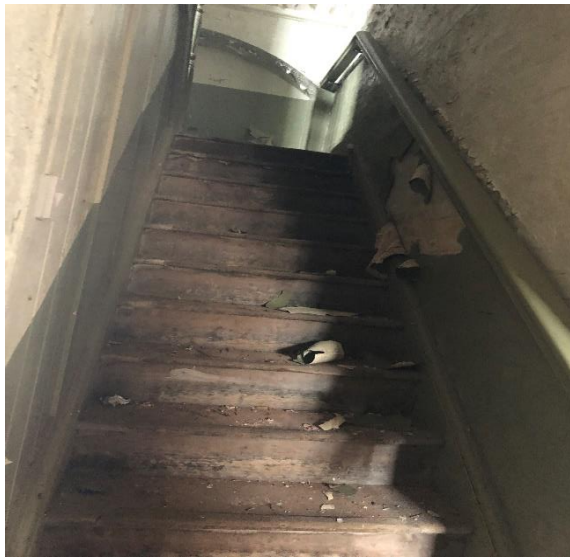
Our clients reserve the right not to accept the highest or any bid.

Further information regarding the property viewing times during the marketing period can be obtained from the agents.

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