

# Bradleys

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## Sidwell Street, Exeter, Devon, EX4 6RY Fixed Price £169,950

- Established Business And Thriving Food Store • Very Busy Location • Close To Exeter City Centre
- Opposite Odeon Cinema • Very Spacious Shop Area • Separate Halal Meat Butchers Counter
- Food Preparation Area • Large Store Room With Walk In Fridge • Further Storage Cupboards
- Cloakroom And Wash Facilities • Office • Sold As Seen • Including Goodwill And All Stock Etc
- Rare Opportunity



## Description

Best One International is an established business and thriving food store specialising in Halal meat and fresh produce. The business is very well positioned in the City of Exeter and enjoys a large amount of footfall, being on a main road close to the City Centre. This is a superb example of a bustling food store offering a variety of International food, a separate Halal meat butchers counter together with a selection of fruit, vegetables, sweets, drinks and cigarettes. The business is surrounded by a number of office and shops, and an increasing number of residential and university dwellings. The shop itself occupies a prominent high street position on a main route into the City centre, which is approximately five minutes walk away. Other businesses nearby include a variety of national independent retailers, banks and building societies, as well as the recently opened John Lewis store.

The property is being sold with a twelve year lease from Exeter City Council, which commenced on the 20th April 2011. There is a break clause within this lease at both four and eight years, by giving six months notice. The current rent is £19,000 per annum, exclusive of rates and tax, with a rent review every four years. The property is being offered for sale as seen, which includes all good will and all stock, which the agents understand would be valued at between £30,000 to £35,000. This also includes new freezers, which are shortly due to be installed, and a Mercedes Sprinter Van (2003 - 2004). The agents are also lead to believe that there is a current income of between £13,000 and £15,000 per week, with a good percentage of this being profit (not verified).

## Situation

With a big City atmosphere, large student population and a thriving arts scene, Exeter is one of the livelier Cities in the South West. Princesshay's £235 million shopping development is also within easy walking distance. Exeter itself is a Cathedral City and the County's capital and boasts its own University and College as well as mainline railway station and expanding international airport.

## Accommodation

Double doors opening into the ...

**Main Shop Area** 38' x 29'2" (11.58m x 8.9m) Good sized shop area having 38ft of busy frontage on Sidwell Street. Various fridges and shelving units. Just off the main shop area is a separate Halal meat butchers counter with preparation area and commercial double sink unit just off. Door to ...

**Inner Hallway** Doors to ...

**Store Room** 15' x 10'11" (4.57m x 3.33m) Fitted shelving units, walk-in storage cupboard.

**Large Commercial Walk-In Fridge** 8'2" x 7'2" (2.5m x 2.18m)

**Office** 9'2" x 7'10" (2.8m x 2.39m) Windows to rear, work surface.

## Downstairs Cloakroom And Wash Rm

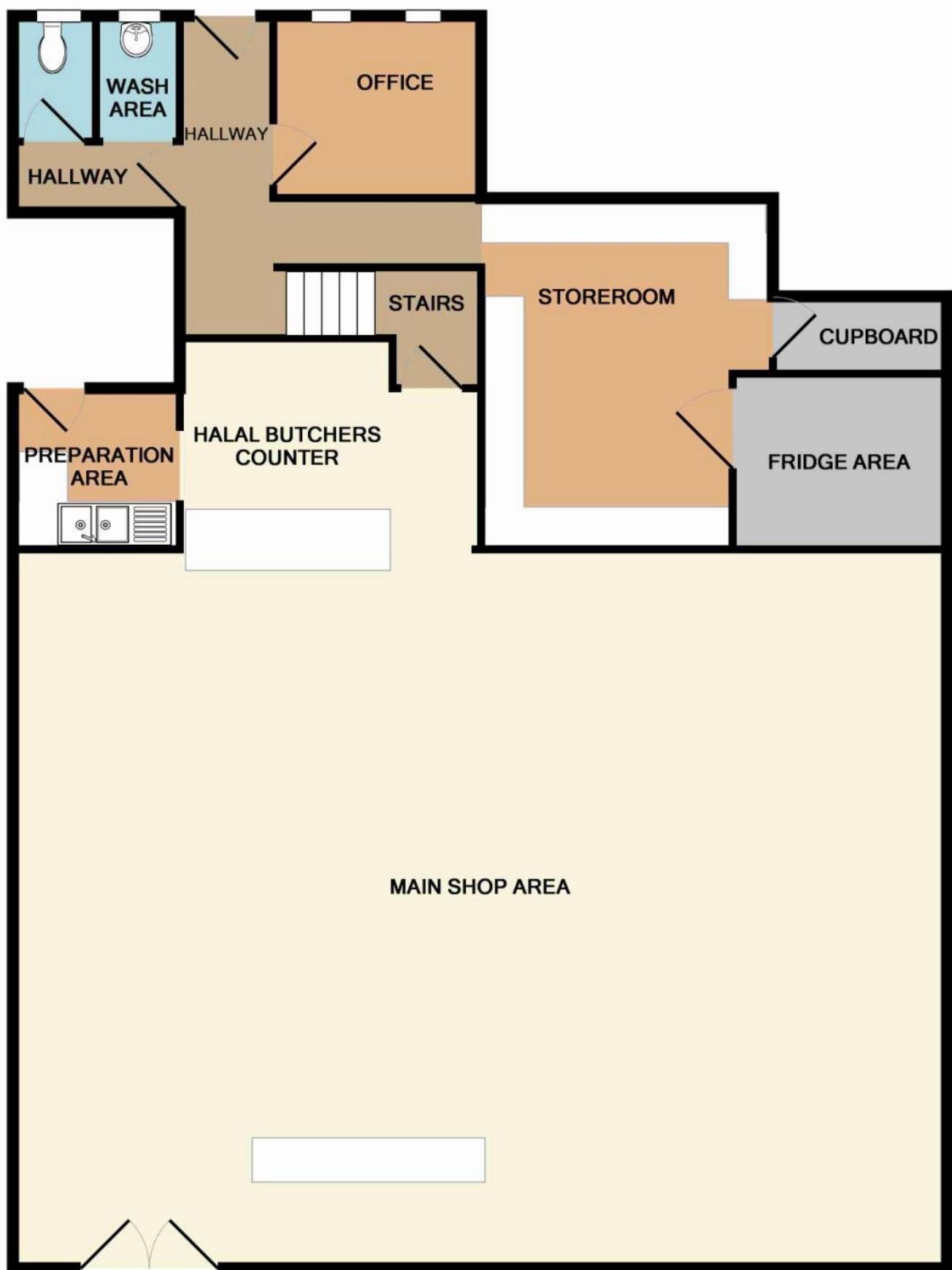
The property also has rear pedestrian access.

**Lease Term** 12 years from 20th April 2011. Current rent £19,000 per annum exclusive of rates and tax, with rent review every four years. Being sold as seen including all fridges, new freezers (to be fitted), all good will, stock and Mercedes Sprinter Van.

## Directions

Best One International is situated in a busy position, towards the northern end of Sidwell Street, and being almost opposite the Odeon Cinema.

# Floorplan



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## Energy Performance Certificate

Non-Domestic Building

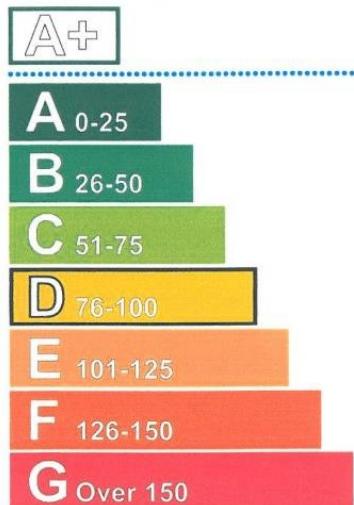
120-121, Sidwell Street  
EXETER  
EX4 6RY

**Certificate Reference Number:**  
0310-0930-3859-0996-4006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



**86** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 174  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 121.91

### Benchmarks

Buildings similar to this one could have ratings as follows:  
 38 If newly built  
 49 If typical of the existing stock



## Viewing Information

Viewing by appointment with the agents:

Bradleys Estate Agents

Bradleys Commercial

Waterbeer Street

Exeter

Devon

EX4 3EH

Tel: 01392 459944

Property Fact Sheet Ref: OKE120110.1 (24/10/2012)

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