

Aaron Fox

TO LET

GROUND FLOOR SHOP

99 SIDWELL STREET
EXETER
EX4 6RF



Retail premises in busy trading position close to the city centre

REF 0718

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

Aaron Fox

SITUATION

The property is situated at the eastern end of Sidwell Street adjacent to Titan Computers and Gullifords Hi-Fi & Home Entertainment. Nearby occupiers include the Odeon Cinema, KFC and Richer Sounds.

The property represents an excellent opportunity for an occupier to take advantage of a well proportioned shop at a competitive rent.

DESCRIPTION

The property comprises a double fronted mid terrace ground floor shop benefiting from a key operated internal roller shutter security screen.

Internally the shop provides well proportioned retail sales accommodation to the front and is currently subdivided with stud work partitioning to provide storage space at the rear.

To the rear is a small kitchenette and WC facility.

ACCOMMODATION

Description	Metric	Imperial
Shop Depth	11.72 m	38'5"
Retail sales & storage	79.68 m ²	858 ft ²
Kitchenette	2.25 m ²	24 ft ²
TOTAL	81.92 m²	882 ft²

LEASE

The property is available to let by way of an assignment of the existing six year lease which expires on 10 June 2016. There is a rent review on 11 June 2013.

LEGAL COSTS

Each party are to bear their own legal costs.

RATES

We have gained the following information via the Valuation Office Web site www.voa.gov.uk YOU ARE ADVISED TO CHECK.

Rateable Value	£15,000
Rates Payable	£6,870 p.a. (x 0.458 (2012/13))

Please contact Exeter City Council for further details. (01392 277888)

RENT

£14,000 per annum

VAT

All figures quoted are plus VAT where chargeable.

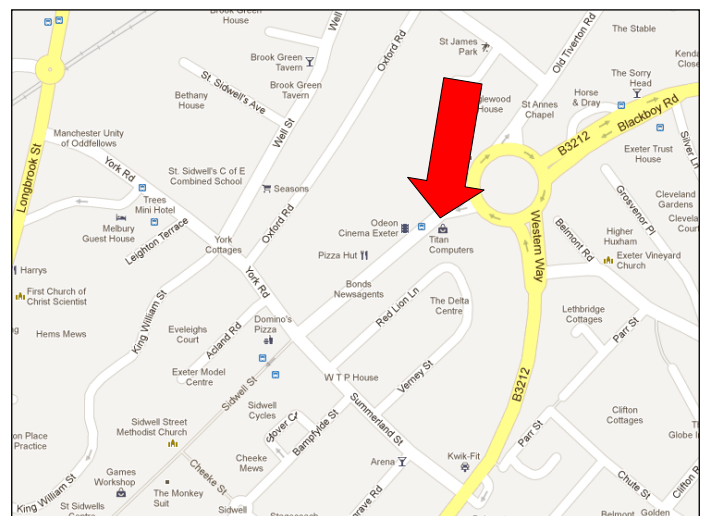
VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Philip Ellis of Aaron Fox (07580 768096).

Aaron Fox

Email: pe@aaronfox.co.uk
01392 204303

SUBJECT TO CONTRACT



Tel: - 01392 204303 Web: - www.aaronfox.co.uk

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.

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Energy Performance Certificate Non-Domestic Building



99 Sidwell Street
EXETER
EX4 6RF

Certificate Reference Number:
0090-6936-0347-1140-6014

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.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **53**

This is how energy efficient
the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 84
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 73.88

Benchmarks

Buildings similar to this
one could have ratings as
follows:

26

If newly built

69

If typical of the
existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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