



**Exeter City Council**

# TO LET

**PREMISES – A5 (HOT FOOD TAKE-AWAY)**



**118 Sidwell Street, Exeter, EX4 6RY**

**Approx 1022 sq ft (95 sq m)  
Estates Services**

**01392265138**

**[www.exeter.gov.uk/comprop](http://www.exeter.gov.uk/comprop)**

**Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1JJ**

**Location** Situated in an improving position in Sidwell Street, with the High Street, Princesshay shopping precinct and bus station nearby, this is a sought after location within an established Take-away area with a growing student population nearby.

**Description** This property is a ground floor split level, self-contained lock up unit. The property includes a W.C, A walk in Fridge/Freezer, a wash area and a fry area with a Fläkt Woods extractor fan. The fryers, hood and sinks have all been removed.

Nearby occupiers include a fresh fruit and vegetable store, Tesco Metro, Odeon Cinema, and various independent shops.

**Floor Areas** Approximately 1022 sq ft (95 sq m)

Window Frontage 5.79 m

Area	sq m	sq ft
Seating Area front of counter	11.72	126
Sales/Frier Area	40.38	434
Wash and Preparation Area	21.79	234
Walk in Fridge	2.88	31
Walk in Freezer	3.42	37
Office/ Store	2.33	25

**Use** Currently the premises have planning consent for A5 Hot Food Take-away which includes permitted change to A1, A2 or A3.

Applicants are advised to make relevant enquiries with Exeter City Council Planning Services contactable on (01392) 265223

**Rent** Offers are invited above of £16,000 per annum payable quarterly in advance on the usual quarter days.

**Terms** A new effective full repairing and insuring lease for a period to be agreed of up to 8 years.

The rent will be reviewed on the commencement of the fourth year of the term on an upward only basis.

The Council insures the building against the usual risks and maintains the main structure of the building. A due proportion of the costs will be recharged to the Tenant.

**L & T Act** The Lease will be contracted out of the security of tenure provisions of the 1954 Act.

**Rates** We have been advised:-  
Rateable Value: £12,500  
Rates Payable 2018/19: £6000.00

Applicants are advised to check actual amounts with Exeter City Council Business Rates contactable on (01392) 265559

**Legal Costs** The ingoing Tenant will be responsible for the Council's Legal costs in the preparation of the lease.

**EPC** An EPC certificate will be made available.

Viewing and  
Further  
Information

Estates Services  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter  
EX1 1JJ

Simon Yates  
01392 265138  
[www.exeter.gov.uk/compropestates@exeter.gov.uk](mailto:www.exeter.gov.uk/compropestates@exeter.gov.uk)

These particulars are believed to be accurate but are not guaranteed to be so, and form no part of any contract. Measurements are approximate and for guidance only. Applicants should make their own enquires with the relevant authority/utility provider and satisfy themselves of the accuracy of the information provided within the particulars. The Council is under no obligation to accept the highest or any other offer.



↑ 118 Sidwell Street, Exeter

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# Energy Performance Certificate

## Non-Domestic Building



Prontaprint  
118 Sidwell Street  
EXETER  
EX4 6RY

**Certificate Reference Number:**  
0798-9733-9930-8200-6403

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

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 109 This is how energy efficient the building is.

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 87  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 60.51

### Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built

117 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.