

# Aaron Fox

## FOR SALE / TO LET

### PROMINENT RETAIL PREMISES IN A CONVENIENT CITY CENTRE LOCATION

Approximately 81 sq.m (874 sq.ft)

**99 SIDWELL STREET  
EXETER  
DEVON**



An unusual opportunity to either purchase or rent this prominent and conveniently located retail premises in Sidwell Street, which leads off of High Street, and is close to the busy Sidwell Street roundabout. The premises would suit a variety of potential users.

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)

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## SITUATION AND DESCRIPTION

The property is located at the eastern end of Sidwell Street, opposite the Odeon cinema and adjacent to other users including Titan Computers, DC Watch Makers, Gulliford Hifi, plus a number of other local retailers.

Exeter is a historic Cathedral City and is recognised as the administrative and commercial centre for the County of Devon. Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. The two main line railway stations are within walking distance as is the central shopping area including the recently opened Princesshay development. Exeter airport is approximately 8 miles distance with regular national and international flights with Plymouth (approximately 45 miles distant) offering regular ferry crossings to Northern France and Spain.

This offers a very unusual chance to acquire the long leasehold interest of a prominent retail premises in a well respected trading position. Alternatively, a new 10 year lease is available. Full details on request.

## ACCOMMODATION

Brief details of the accommodation with approximate net internal dimensions and areas are as follows:-

**Retail Unit**            **10.24m x 7.3m (33'7" x 23'11") max**  
A prominent frontage to Sidwell Street. The unit is rectangular in shape with an aluminium shop front with deep display windows and recessed central entrance door. Suspended ceiling with integral strip lighting. Power points as fitted.

## Toilet

With low level WC suite and wash hand basin.

## PRICE

Offers invited in the region of £187,000 for a new 123 year lease.

## RENT

A rent of £14,000 pax is sought by way of a new 10 year effective full repairing and insuring lease with a rent review at the end of the fifth year. A service charge of £1,200 will be payable for the forthcoming year to include the external repairs of the premises and the buildings insurance.

## VAT

Our clients reserve the right to charge VAT on the rent or sale price.

## RATES

Rateable Value: £11,750.00

Rates Payable: £ 5,698.75

## PLANNING

We understand that A1 retail use exists, but other retail uses in this area may be considered by the landlord and the planning authority. The premises have previously been occupied as a supermarket and a recruitment agency. You are encouraged to make your own enquiries.

## LEGAL COSTS

Each party to bear their own legal costs.

## SERVICES

Mains water, drainage, gas and electricity are available.

## ENERGY PERFORMANCE CERTIFICATE

We understand an EPC has been requested for this property. Full details on request.

## VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Michael Scott (07775 795383) Ref (0396)

**Aaron Fox**

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**Tel : 01392 204303**

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