





Well used and well established bakery and delicatessen which is located in a sought after and affluent area of Middlesex within the main town centre. The area surrounding the business is a densely populated residential area with many residents commuting into central London each day.

The business occupies a parade location on the busy high street amongst other independent retailers and national chains. The business has an excellent trading position with good road side signage and is fitted to a good standard throughout.

The area in general is busy throughout the day with passing footfall, although the vast majority of the income generated each week comes from a regular lunchtime trade during the week whilst the bakery is extremely busy on Fridays and the weekends.

The business was originally established by our client 19 years ago and he still has a day to day involvement in running the business. Since being established, our client has built up a loyal and regular customer base, not only locally but also further afield due to the quality hand made products, such as cakes and breads, many of which are Kosher.

We are advised that the business is held on a 15 year lease which commenced in 2015.

The annual rent is £29,800 . Rent reviews are at 5 yearly intervals.

Rate £9,600

Turnover £5500 - £6000

#### Summary

This is a superb opportunity to purchase a destination bakery and delicatessen which benefits from loyal and regular customer base although still has genuine growth for any new owner.



# Energy Performance Certificate

## Non-Domestic Building



Yosis Boulangerie  
6 Church Road  
STANMORE  
HA7 4AW

Certificate Reference Number:  
0993-9111-6530-9100-8803

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

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

A 0-25

B 26-50

C 51-75

◀ 57 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 Mechanical Ventilation
Total useful floor area (m <sup>2</sup> ):	115
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	133.28
Primary energy use (kWh/m <sup>2</sup> per year):	788.38

### Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
75	If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

<b>Assessment Software:</b>	iSBEM v5.4.b using calculation engine SBEM v5.4.b.0
<b>Property Reference:</b>	836191510000
<b>Assessor Name:</b>	Uruj Chanan
<b>Assessor Number:</b>	QUID205385
<b>Accreditation Scheme:</b>	Quidos Limited
<b>Employer/Trading Name:</b>	Nexus
<b>Employer/Trading Address:</b>	Information not provided by the user
<b>Issue Date:</b>	20 Sep 2018
<b>Valid Until:</b>	19 Sep 2028 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0910-8919-0468-1950-1034.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Quidos Limited. You can obtain contact details of the Accreditation Scheme at [www.quidos.co.uk](http://www.quidos.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepcregister.com](http://www.ndepcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.ndepcregister.com](http://www.ndepcregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepcregister.com/optout](http://www.ndepcregister.com/optout).

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at:

[www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.