

DUE TO RELOCATION

stratton  
creber  
commercial

property consultants



28 Cowick Street, Exeter, Devon, EX4 1AL

# To let

Viewing by prior appointment  
with Damian Cook MRICS / or  
Vicky Bandyszewska

**(01392) 202203**

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[vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)

Substantial showroom/retail unit

Popular neighbourhood shopping destination

Immediately opposite St Thomas Shopping Centre and car park

Ground floor sales: 1,430 sq ft / 132.83 sq m

Ancillary accommodation: 173 sq ft / 16.13 sq m

Rent: £21,000 per annum, plus VAT

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)



## Location

The premises are prominently positioned opposite the well-established and popular St Thomas Neighbourhood Shopping Centre situated in Cowick Street within the residential suburb of St Thomas approximately 1 mile from Exeter City Centre.

Cowick Street is popular with both multiple retailers and independent traders with nearby occupiers including Subway, Greggs, Sue Ryder, Co-op supermarket and NatWest Bank.

## Description

The property comprises a well-presented ground floor retail unit, with rear kitchen and staff facilities.

The property benefits from rear access.

## Accommodation

The property comprises the following approximate floor areas and dimensions:

Net frontage:	20'4" / 6.21 sq m
Gross frontage:	21'8" / 6.61m
Built depth:	86'2" / 26.31m
Retail sales area:	1,430 sq ft / 132.83 sq m
Staff room/kitchen:	174 sq ft / 16.13 sq m
<b>Ground floor total:</b>	<b>1,604 sq ft / 148.96 sq m</b>

## Lease terms

The property is available by way of a new lease for a term to be agreed on a full repairing and insuring basis at an initial rent of **£21,000 per annum, plus VAT**.

## Energy Performance Certificate (EPC)

An Energy Performance Certificate is available from the agents.

## Business Rates

Rateable value: £26,000

Rates payable 2019/20: £12,766

From April 2019 to April 2021 the rates payable are to be reduced by 1/3rd for qualifying tenants. As a result this will reduce the rates to approx £8,502 until April 2021.

## VAT

VAT is chargeable to the rent.

## Legal Costs

Both parties to pay their own legal costs in the transaction.

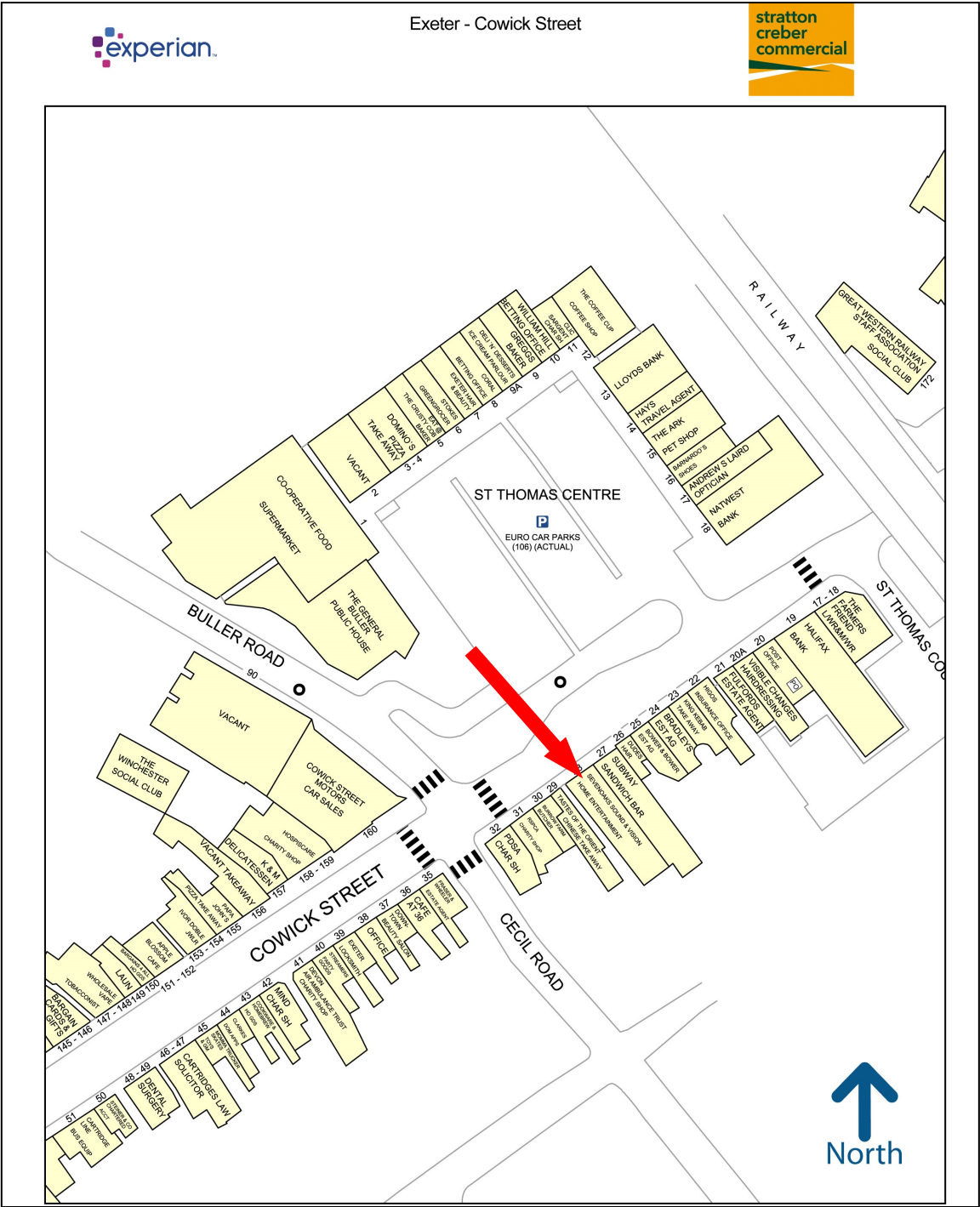
## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

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Tel: (01392) 202203  
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