

To let

95 Cowick Street, Exeter, Devon, EX4 1JF

Viewing by prior appointment with Damian Cook MRICS Vicky Bandyszewska

(01392) 202203

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Ground floor shop premises

Sales area: 537 sq ft / 50 sq m

PLUS ancillary office/ store 210 sq ft / 19.5 sq m

New lease available

100% business rates relief

Rent: £8,750 per annum

strattoncrebercommercial.co.uk

Location

The property is situated on the easterly end of Cowick Street, in a mixed use area of both residential dwellings and commercial operators. There is a hair dressers next door, and Chinese takeaway, convenience store and fish and chip shop.

Description

The property comprises a ground floor lock up shop; a sales area to the front and two store / office rooms, a kitchenette and W.C. facilities to the rear.

The property benefits from strip lighting, modern electric heating, and wood effect laminate flooring.

Accommodation

The property comprises the following approximate floor dimensions and floor areas:

Gross frontage: 17'6 / 5.35m

 Sales area
 537 sq ft / 50 sq m

 Rear office
 186 sq ft / 17.3 sq m

 Store
 24 sq ft / 2.24 sq m

Proposal

The property is offered by way of a new lease at an annual rent of £8,750 for a term to be agreed. The tenant to be responsible for internal repairs and decorations to include the shop front. The landlord to insure the building and recover the appropriate annual premium from the tenant.

Restrictions

There is a restriction that the premises cannot be used as a hairdressers or barber shop.

Energy Performance Certificate (EPC)

The EPC rating for this property is: D81

Business Rates

Rateable value: £7,200

Rates payable: Rates Payable: Small Business Rates

Relief will be applicable to qualifying tenants at the full 100% rate. Further information from Exeter City Council

business rates department.

VAT

VAT is not chargable to the rental figures quoted above.

Legal Costs

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

Deposit

Email:

A 3 month rental deposit may be charged subject to status.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS

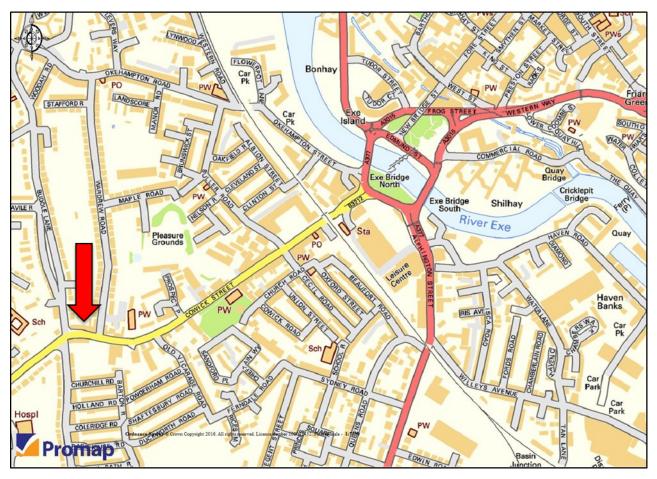
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