

stratton  
creber  
commercial

property consultants



# To let

## 95 Cowick Street, Exeter, Devon, EX4 1JF

Viewing by prior appointment  
with Damian Cook MRICS  
Vicky Bandyszewska

**(01392) 202203**

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

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

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](http://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 chargeable to the rental figures quoted above.

## Legal Costs

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

## Deposit

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  
Vicky Bandyszewska

Tel: (01392) 202203

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







**Exeter Office**

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

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