

ON THE INSTRUCTIONS OF LONDON & CAMBRIDGE PROPERTIES

stratton
creber
commercial

property consultants



Unit 9a, St Thomas Shopping Centre,
Cowick Street, Exeter, Devon, EX4 1DG

To let

Prominent shop premises with large local catchment

Popular and established shopping centre. On site free car parking

Viewing by prior appointment
with Damian Cook MRICS or
Vicky Bandyszewska

Strong mix of national and local occupiers including the Co-op,
McColls, William Hill and Dominos

Suit A1 and A2 Uses

551 sq ft / 51.23 sq m

New lease available

Rent: £15,000 p.a.x.

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

strattoncrebercommercial.co.uk

Location

The premises are prominently positioned within the popular and well established St Thomas neighbourhood shopping centre situated in Cowick Street in the residential suburb of St Thomas, approximately 1 mile from the city centre of Exeter.

The scheme is anchored by the Co-op supermarket and both a number of national retailers including Dominos, William Hill, McColls, Bath Travel, Greggs and NatWest Bank together with a host of local independent traders.

The centre benefits from its own free car park, a regular bus service and its own railway station linking with the city centre and other destinations.

Description

The property comprises a ground floor retail/ office premises with main sales area, kitchenette and w/c.

The unit is well presented providing suspended ceilings, concealed lighting, modern uPVC shop front and electric blower heaters.

Accommodation

All areas and dimensions are approximate as follows:

Net frontage: 12'3" / 3.70m
Shop depth: 35'9" / 10.90m
Total floor area: 551 sq ft / 51.23 sq m

Lease Terms

The premises are available by way of a new contributory full repairing and insuring basis for a term to be agreed incorporating periodic rent reviews.

Rent

£15,000 per annum exclusive, plus VAT.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Prospective tenants may be required to provide a rental deposit subject to covenant status.

Energy Performance Certificate (EPC)

An EPC is available from the agents.

Business Rates

Rateable value: £19,250.00
Rates payable 2019/20: £9,451.75

Qualifying tenants will be eligible for Business Rates Relief of 33.3% up to April 2020 and 50% for the following year up to April 2021. The rates payable therefore will be approximately as follows:

Up to 5th April 2020 = £5,978.

From 6th April 2020 to 5th April 2021 = £4,485.

VAT

VAT is chargeable on the rent.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing & Further information

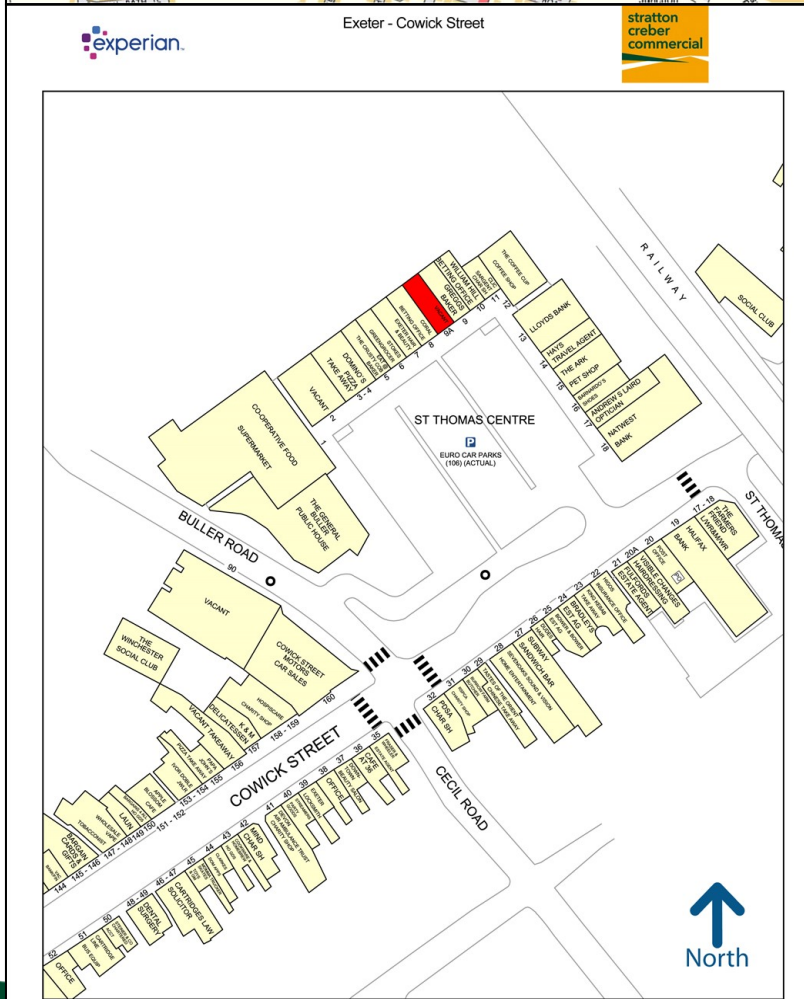
Strictly by appointment through the joint sole agents:

Stratton Creber Commercial
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