



32 Cowick Street, Exeter, Devon, EX4 1AL

To let

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska

(01392) 202203

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vicky@sccexeter.co.uk

Prominent and highly visible shop premises

Popular neighbourhood shopping destination

Immediately opposite St Thomas Shopping Centre and car park

Ground floor sales: 630 sq ft / 58.5 sq m

First floor offices/storage/staff: 494 sq ft / 46 sq m

Ground floor exterior store: 393 sq ft / 37 sq m

Business Rates relief available

Rent: £20,400 per annum

strattoncrebercommercial.co.uk

Location

The premises benefit from a prominent and highly visible corner position immediately opposite the well-established and popular St Thomas Neighbourhood Shopping Centre within the residential suburb of St Thomas approximately 2 miles 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 ground floor shop with rear courtyard and exterior storeroom together with first floor offices, storage, staff kitchen and w/c facilities.

The property benefits from side access for loading.

Accommodation

The property comprises the following approximate floor areas:

Description	Sq.ft	Sq.m
Ground floor shop	630	58.5
Rear exterior store	393	36.5
First floor two offices/store rooms, kitchen and shower and wc facilities	494	46
TOTAL:	1,517	141

Lease Terms

The property is available by way of an assignment of the lease held for a term of 10 years from 24th August 2014 on a full repairing and insuring basis subject to 5 yearly rent reviews.

Rent

The passing rent is **£20,400 per annum**.

Energy Performance Certificate (EPC)

An EPC is available from the sole agents.

Business Rates

Rateable value: £20,500.

For the period 1st July 2021 to 5th April 2022 premises with a rateable value of £51,000 or below will qualify for a 66.6% reduction in Business Rates.

VAT

VAT is chargeable where applicable.

Legal Costs

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

References

Financial and accountancy references may be sought from prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to covenant status.

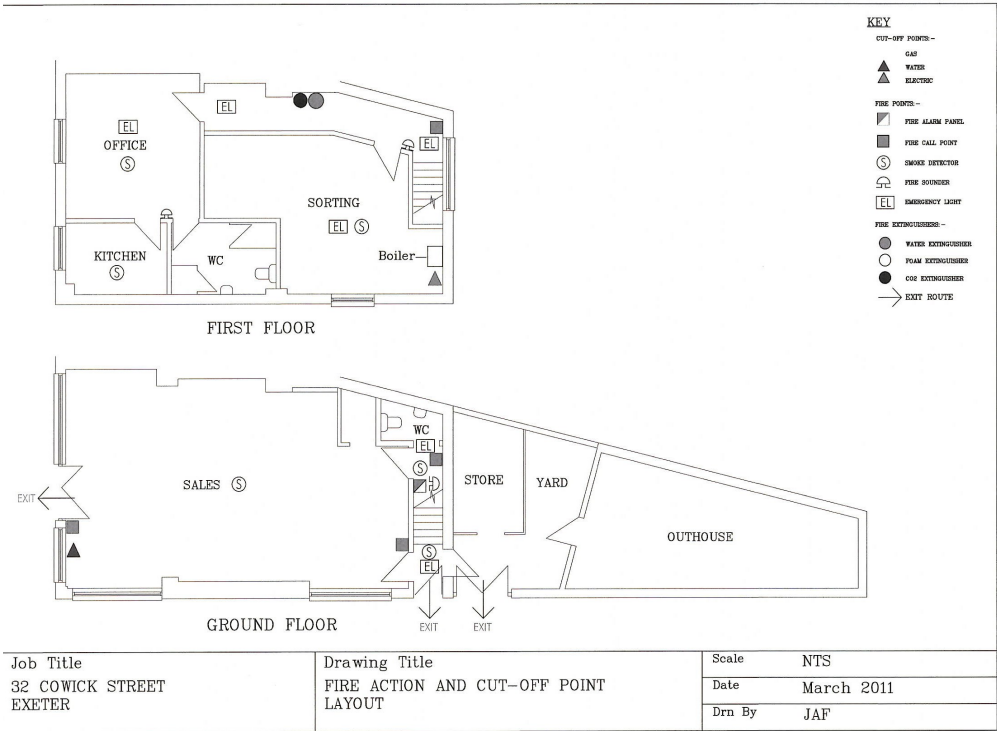
Viewing & Further information

Strictly by appointment through the sole agents:

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

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