



To let

155 Cowick Street, St Thomas, Exeter, Devon
EX4 1AS

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska

(01392) 202203

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Takeaway / restaurant close to busy shopping precinct

1,231 sq ft / 114.32 sq m

Takeaway service area, kitchen, offices and store

Business rates relief available

To let: £22,000 per annum

Location

The premises are prominently positioned near 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

155 Cowick Street comprises a ground floor takeaway / restaurant. The property provides a waiting area and ordering kiosk to the front behind which is the kitchen and food preparation area with a large extraction unit. To the rear are offices, and storage. There is further storage / office space on the first floor.

Accommodation

Description	Sq ft	Sq.m
Sales / kitchen area	813	75.49
Ground floor store / office space	214	19.89
First floor / office space	204	18.94
TOTAL:	1,231	114.32

Equipment, Fixtures & Fittings

Some equipment, fixtures and fittings may be available to purchase from the current tenant by separate negotiation.

Lease Terms

Offered by way of a new sublease up to 30th September 2025 on a contributory full repairing and insuring basis. The initial rent is **£22,000 per annum exclusive**. This lease will be contracted outside the Landlord and Tenant Act 1954. All other terms by negotiation.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E122

Business Rates

Rateable value: £15,500

Rates payable: £7,595

For the period from 1 July 2021 to 5th April 2022 tenants will be eligible for a 66.6% reduction in business rates.

Prospective tenants are advised to contact the local authority to clarify if they qualify for the above initiative.

VAT

VAT is chargeable to the rent and service charges.

Legal Costs

Both parties to bear 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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Exeter - Cowick Street





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