

stratton  
creber  
commercial

property consultants



2 St Thomas Shopping Centre, Cowick Street,  
Exeter, Devon, EX4 1DG

# To let

Viewing by prior appointment  
with Damian Cook MRICS /  
Victoria Bandyszewska

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Prominent retail unit in popular shopping precinct

Suitable for a variety of uses (STP)

1,534 sq ft / 142.55 sq m

New lease available

To let: £55,000 per annum

[strattoncrebercommercial.co.uk](http://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, 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

2 St Thomas Centre comprises a good sized sales area to the front with staff and storage area to the rear. The rear has been sub divided into three separate storage areas, staff WC and kitchenette. There is rear access with space for loading and a bin store.

The sales area has strip lighting, tiled flooring and benefits from air conditioning and large glazed frontage.

## Accommodation

The Net Internal Area is:

1,534 sq ft / 142.55 sq m

## Lease Terms

The premises are available by way of a new contributory full repairing and insuring basis at an initial rent of **£55,000 per annum**, incorporating periodic rent reviews. All other terms by negotiation.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C62.

## Business Rates

Rateable value: £48,000  
Rates payable 2022/23: £23,952

For the year April 2022 - March 2023, 50% Business Rates Relief will be available for qualifying tenants. Contact the agents for more details.

## VAT

VAT is chargeable to the rent.

## Legal Costs

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

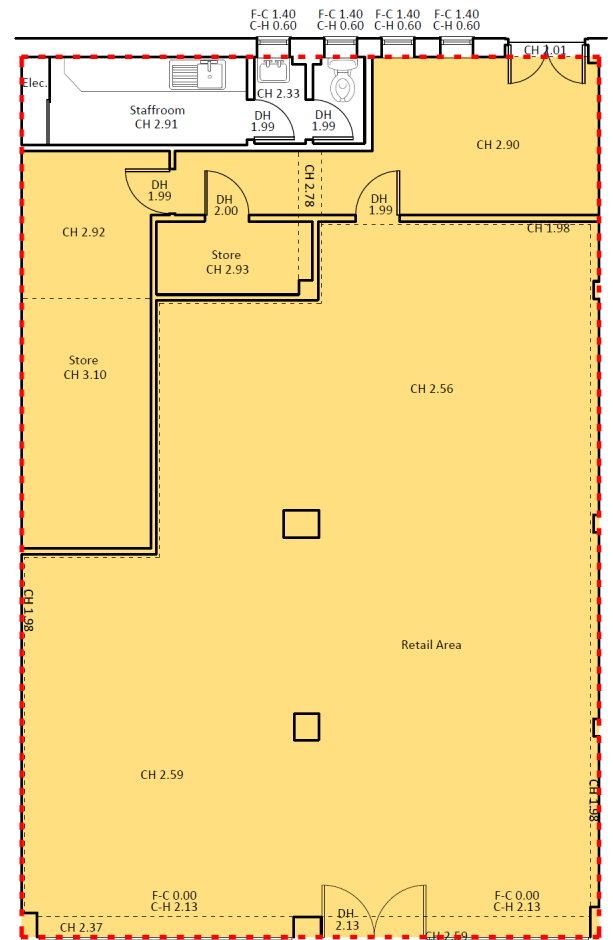
## Viewing & Further information

Strictly by appointment through the sole agents:

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

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