



To let

Edina Mews Shopping Parade, Cowick Street, Exeter, Devon, EX4 1HW

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

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Development of 4 new retail units scheduled for completion
December 2018

Prominent and visible position

Competitive rents from £6,500 per annum

Potential 100% Business Rates relief

Early viewing recommended

strattoncrebercommercial.co.uk

Location

The property is situated towards the far end of Cowick Street in a mixed use area of both residential dwellings and shops. Cowick Street is a popular residential area offering a variety of local facilities and amenities with nearby occupiers including a hairdressers, pharmacy, funeral directors, Tesco Express and a number of other independent traders.

Description

The property comprises an exciting new development scheduled for completion by the end of 2018 of 4 retail units on a prominent corner position fronting the Western End of Cowick Street. The shops will be finished to a shell condition with plastered and painted walls, ceilings, a wc and coffee station.

To the rear each unit will have a bin store.

In order to provide flexibility to the prospective occupiers a 3 months rent-free period is being offered as a contribution towards the tenants fitting their own electrics and floor surfacing.

Accommodation

The property provides the following approximate floor areas:

Unit 1:	545 sq ft / 50.7 sq m
Unit 2:	526 sq ft / 49.9 sq m
Unit 3:	544 sq ft / 50.5 sq m
Unit 4:	616 sq ft / 57.2 sq m

Lease Terms

The individual units to be offered by way of a new lease for a term to be agreed on a proportional full repairing and insuring basis.

There will be a service charge for each unit of 10% towards building insurance and external repairs and maintenance.

Asking rents

Unit 1:	Under offer.
Unit 2:	Under offer.
Unit 3:	Under offer.
Unit 4:	Under offer.

A 3 months rent-free period is to be provided as a contribution towards the tenants fit out costs for electrics and floor surfacing.

Rent deposit

A rent deposit of 3 months rent plus VAT will be required.

VAT

VAT is chargeable to the rent and service charge.

Business Rates

To be assessed.

It is anticipated the rateable value will be less than £12,000 for each unit which should mean tenants will qualify for 100% business rates relief.

Energy Performance Certificate (EPC)

An EPC will be available upon completion of the fit out.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
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