



**stratton
creber
commercial**

property consultants

To let 19 Cowick Street, St Thomas, Exeter, EX4 1AQ

Substantial ground floor retail premises

Planning consent for Class A1 and A2 Uses

Approx: 3,140 sq ft / 292 sq m

New lease available from Summer 2017

Rent: £30,000 per annum

Viewing by prior appointment with
Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

strattoncrebercommercial.co.uk

Location

St Thomas is a large residential suburb south of the River Exe, a short distance from Exeter city centre. The property is located opposite the popular St Thomas Shopping Centre which is anchored by the Co-op supermarket with other occupiers including Lloyds Bank, NatWest, Dominos and a number of national and local independent retailers.

Cowick Street is also a popular location for a mixture of national and local occupiers such as Ivor Doble Jewellers, Papa John Pizza's, Hospiscare, Devon Air Ambulance and Subway.

St Thomas Railway Station is within easy walking distance from the property.

The property comprises a ground floor lock up shop/showroom with a double frontage and currently occupied by the Halifax Bank.

Description

The property is currently occupied by the Halifax bank and comprises a substantial ground floor lock up shop/showroom with the benefit of a double frontage onto Cowick Street.

Accommodation

The property comprises the following approximate dimensions and floor areas:

Gross frontage: 32'2 / 9.75m
 Built depth: 98' / 30.85m
 Ground floor: 3,140 sq ft / 292 sq m

Proposal

The property is offered by way of a new lease for a term to be agreed on an effectively full repairing and insuring basis.

Rent

£30,000 per annum.

Rateable Value

Rateable value: £47,000
 Rates payable 2017/18 approx: £23,000

Energy Performance Certificate (EPC)

An EPC is available from the sole agents.

VAT

All figures quoted are exclusive of VAT where applicable.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS
 Tel: (01392) 202203
 Email: damian@sccexeter.co.uk



Exeter Office

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Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.





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