

# TO LET

## Prominent & Modern Air-Conditioned Retail Premises with Parking

**69.84 sq.m. (752 sq.ft.)**



**157 Cowick Street, Exeter, EX4 1AS**

**Location:**

The premises are located in the residential district of St Thomas on a main arterial road leading to Exeter's City Centre, which is approximately a mile distant. The property is situated in close proximity to Papa John's pizza take-away, Ivor Doble Jewellers, Cartridges Law solicitors, Hospiscare and the St Thomas Shopping Precinct where occupiers include the Coop Supermarket, NatWest and Lloyds Bank, served by a large public car park. Cowick Street is characterized by a variety of well-established independent and multiple retailers.

**Description:**

The property currently trades as the K&M Polish Delicatessen and comprises a modern ground floor lock-up retail unit with a full height plate glass display window with a central recessed entrance. Internally the premises are very well presented with a modern suspended ceiling incorporating LED flush fitting integrated lighting panels. The walls are clean and well decorated and the floor has a slate tiled finish. The current tenant has a number of glazed refrigerated display cabinets and gondolas which will be removed when it vacates. There are ample power points to meet most occupiers requirements and there is a small ceramic wash hand basin (for food hygiene purposes) which can be retained if required by the incoming tenant. Towards the rear of the shop there is an ancillary office/store and toilet facility. Beyond this a door leads to the shared private car parking facility at the rear. There is one car parking space allocated to the shop premises.

**Security:**

The premises benefit from an external electric security shutter and an intruder alarm.

**Accommodation:**

The accommodation can be summarised as follows (average dimensions were taken and all areas are approximate):

<b>Accommodation</b>	<b>Metric (sq.m.)</b>	<b>Imperial (sq.ft.)</b>
Retail Sales	59.64	642
Office / Store	10.20	110
Toilet/WC	-	-
<b>Total Accommodation</b>	<b>69.84</b>	<b>752</b>

**Business Rates:**

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value: £14,750  
 Rates Payable for 2017 / 2018: £6,873.50

From 1<sup>st</sup> April 2017 it is understood that if the in-going occupier qualifies for Small Business Relief, the Rates payable will be reduced significantly. Interested parties are advised to make their own enquiries to Exeter City Council for confirmation of Business Rates liability on 01392 27788.

**Terms:**

The current tenant is relocating to larger premises and it has been agreed that the tenant will vacate when a new letting has been confirmed. The premises are available on a new Full Repairing and Insuring lease for a term to be negotiated.

**Rent:**

£15,000 per annum exclusive.

**Legal Costs:**

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

**Energy Performance Certificate (EPC):**

The energy performance certificate rating is D77.

**VAT:**

VAT is not payable on the rent.

**THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007**

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

**Asbestos Regulations:**

An asbestos register is available for this property.

**Viewing:**

For further information, or to view the premises, please contact Mark Beskeen or Iain Biddlestone at Haarer Goss.

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Location Plans – Cowick Street, Exeter

