



Turner Locker
Commercial Property Consultants

TO LET EXETER

**26 COWICK STREET
EX4 1AL**



A2/Retail Premises 44.22m² (476ft²) approx

26 Cowick Street, St Thomas, Exeter

LOCATION & DESCRIPTION

The unit is close to the junction of Cowick Street and Old Vicarage Road and forms part of a parade of community shops serving the large surrounding residential area on the west side of the river Exe together with the wide range of other retailers along the length of Cowick Street which benefits from time limited on street parking.

The property occupies a prominent location directly opposite the **St Thomas Shopping Centre** and associated car park with its large number of both local and national retailers. The unit is on a bus route and directly opposite a bus stop.

Within a couple of minutes walk is the **Exeter St Thomas Railway Station** (First Great Western), the **Exe Bridge Retail Park** (which includes Boots, TK Maxx, Next Retail and Pizza Hut) and the **Riverside Leisure Centre**. The city's main centre is easily accessible by a short walk over the nearby bridges spanning the River Exe.

Number 26 Cowick Street is a ground floor retail unit currently arranged to form a shop unit together with a private office, small rear store, cloak room and kitchenette facilities.

ACCOMMODATION (with approximate measurements)

Internal Width	3.29m
Depth	8.61m
Retail Area	44.22 sq m (476 sq ft) approx

3 steps lead up to a private office 2.73m x 2.49m with vision panel looking back into the shop. Small rear store 2.4m x 2.2m giving access to a cloakroom and kitchenette facility

The unit currently forms part of Bower and Bower Estate Agents but the connecting door ways are due to be blocked up as Bower and Bower contract into number 25 Cowick Street.

PROPOSAL

The property is offered on a new full repairing and insuring lease for a negotiable term at a commencing rental of £7,750 per annum.

BUSINESS RATES

The rates are currently connected with number 25 Cowick Street and therefore need to be reassessed. As an indication the previous rateable value of this as a sole unit was £6,300

On 24 March, the Chancellor of the Exchequer announced that the Government will temporarily increase the level of Small Business Rate Relief (SBRR) so that eligible ratepayers will pay no rates on properties with rateable values up to £6,000, with a tapered relief of between 100% and 0% for properties with rateable values between £6,001 and £12,000. The new levels of relief will be available for 12 months from 1 October 2010 to 30 September 2011.

Turner Locker

T: 01392 201 202 F: 01392 20 20 44 mark@turner-locker.co.uk <http://www.turner-locker.co.uk/>

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