



Turner Locker

Commercial Property Consultants

**LEASE FOR ASSIGNMENT**

**FULLY EQUIPPED  
HAIR DRESSING SALON  
37 COWICK STREET  
EXETER  
EX4 1AW**



**ESTABLISHED AS A HAIR DRESSING SALON  
FOR 19 YEARS**

50.80 SQ M (547 SQ FT)

## 37 Cowick Street, St Thomas, Exeter

### LOCATION & DESCRIPTION

Located at the City centre end of Exeter's thriving Cowick Street, number 37 forms part of a busy shopping parade serving the large surrounding residential area on the West side of the River Exe.



Ground floor shop unit currently arranged as a fully operational hairdressing salon with rear staff kitchen and cloakroom to the rear with access to a small rear garden.

### PROPOSAL

Offers are invited for the lease and fixtures and fittings.

### THE LEASE

The current lease runs from Feb 2008- to expire on 26<sup>th</sup> February 2020.  
The passing rental is £9,800 per annum exclusive.

### BUSINESS RATES

Taken from the VOA website.

Rateable Value: £8,400

Rates Payable; (from April 2010/11) Approx £4,074

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.

### VIEWING

By strict appointment with:

#### **Turner Locker**

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

### **SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE**

#### Misrepresentation Act

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.