



# Turner Locker Barnfield

Commercial Property Consultants

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Exeter  
EX1 1QT

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**155 Cowick Street  
Exeter  
EX4 1AS**



**Mixed use commercial and residential premises.  
Ground floor shop/restaurant with self-contained 4  
bedroom maisonette above.**

**FREEHOLD INVESTMENT**

**£450,000**



## LOCATION & DESCRIPTION

Cowick Street is the main retail location serving St Thomas, a large residential suburb south of the River Exe, a short distance from Exeter city centre.

It is a popular location for national and local occupiers such as KFC, Domino's, Ivor Doble Jewelers, Hospiscare and Devon Air Ambulance.

St Thomas railway station is within easy walking distance from the property, as is the St Thomas shopping centre whose occupiers include the Co-op supermarket.

## DESCRIPTION

The property comprises a 4 storey mid-terrace period building with large ground floor lock up unit and a self-contained 4 bedroom maisonette above. The ground floor and rear first floor are let to Papa Johns and are operated as a take away pizza outlet.

The self-contained maisonette is accessed via Cowick Street.

Features include a fire alarm system, gas central heating, part UPVC double glazed windows and laminated flooring throughout.

## MEASUREMENTS – APPROXIMATE

The property provides the following dimensions and floor areas:

Gross frontage	20'11" (6.4m)
Net frontage	16'5" (5m)
Sales area	323 sq ft / 31.72 sq m
Kitchen area	244 sq ft / 21.83 sq m
Storage	469 sq ft / 43.6 sq m
<b>TOTAL</b>	<b>1036 sq ft / 96 sq m</b>
<b><u>4 Bedroom Maisonette</u></b>	
Ground floor entrance lobby.	
There is a half-landing leading to: Shower room with a wash basin and WC.	
<b><u>First Floor</u></b>	
Bedroom1	3.65 m x 4.64 m
Office/study	2.1m x 3.6 m
Living room	3.85 m x 3.8 m
Kitchen/dining room	6.7 m x 2.8 m (accessed separately over the flat roof from the first floor) with adjoining shower room/WC.



#### Second Floor

Bedroom

4.3 m x 3.6 m

Shower room

Bedroom

3.8 m x 2.5 m

#### Third Floor/Attic

Bedroom

6 m x 3.3 m

### **TENANCIES**

The ground floor and part of the first floor to the rear are let to Papa John's (GB) Limited from the 7 March 2016 to the 6 March 2031 at a rental of £22,000 p.a. This is a tenant only break on 6 March 2026 and the lease is drawn upon contributory FRI terms. The unexpired term to the break is 8 years with a further 5 years to expiry.

The flat is let by way of an Assured Shorthold Tenancy at a monthly rental of £1,100.

### **TENANT'S COVENANT**

Papa John's (GB) Limited reported the following figures for the year 25.12.2016:

Turnover	£56,539,000
Pre-tax profit	£5,268,000
Shareholder's funds	£12,304,000

### **RATES - Approximate**

The business rates for the commercial space are:

Rateable Value :	£15,613
Rates Payable:	£7,494

Please see the VOA website for more information.

### **EPC**

Certificate reference number 0710-0035-7329-0390-4096.

### **PROPOSAL**

The freehold interest is available at a guide price of £450,000.

### **VAT**

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

### **VIEWING:**

To arrange a viewing please contact:

**Turner Locker Barnfield**

**Tel: 01392 201202**

**Email: [admin@turner-locker.co.uk](mailto:admin@turner-locker.co.uk)**

**Website: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)**



### **SUBJECT TO CONTRACT**

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.



H.M. LAND REGISTRY		TITLE NUMBER		
		DN 4 12726		
ORDNANCE SURVEY PLAN REFERENCE @	COUNTY	SHEET	NATIONAL GRID	SECTION
	DEVON		SX 9191	D
Scale: 1/1250		EXETER DISTRICT		© Crown copyright 1981

ST THOMAS THE APOSTLE







## 154a, Cowick Street, Exeter, EX4 1AS

GROUND FLOOR

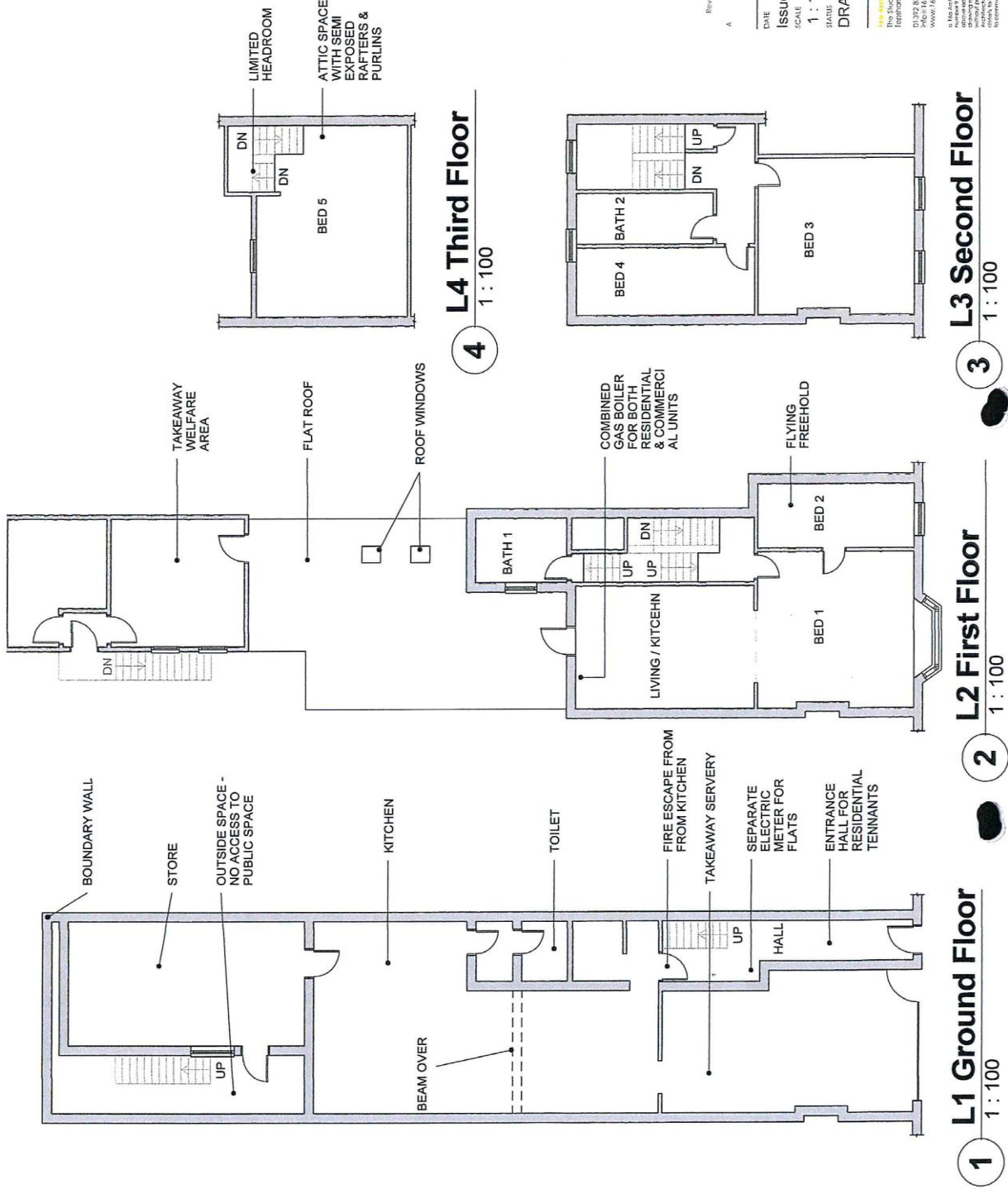


Map shows area bounded by: 291174.0,91801.0,291374.0,92001.0 at a scale of 1:1250. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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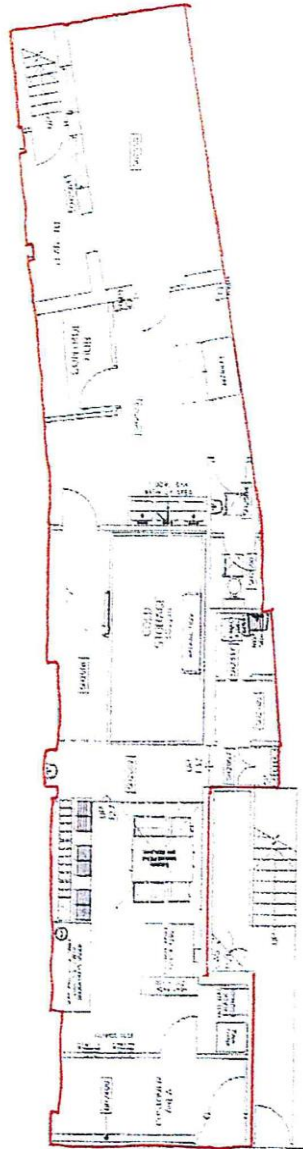
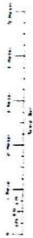
Rev	Date	Revision
A	20/07/16	1

DATE	Issue Date
SCALE	1 : 100
GRADE	DRAFT
PROJECT NO.	15-030



See Appendix 1.1.1  
The Studio, Lee Fens Street,  
Leppington, NSW 2154  
01392 874166  
www.theadaptedstudio.com  
A New York City City Engineer  
has reviewed this drawing and  
has determined that it complies  
with the applicable building  
code requirements for the  
proposed use of the building.

[illegible]

100

$$\begin{aligned} \frac{d}{dt} \log \frac{1}{\rho} &= -\frac{1}{\rho} \frac{d\rho}{dt} \\ &= -\frac{1}{\rho} \left( \frac{\partial \rho}{\partial t} + \mathbf{v} \cdot \nabla \rho \right) \\ &= -\frac{1}{\rho} \left( \frac{\partial \rho}{\partial t} + \frac{1}{r} \frac{\partial \rho}{\partial r} r \frac{dr}{dt} \right) \end{aligned}$$

1. [Google Scholar](#)

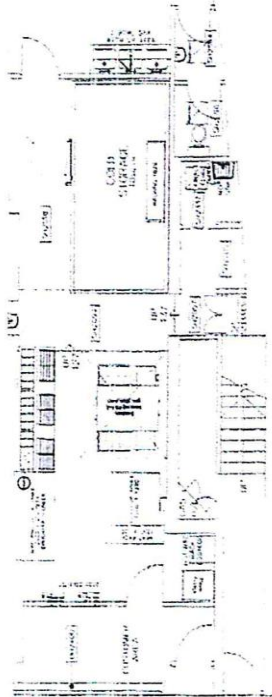
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1. The building is located at 1234 Main Street, New York, NY 10001.  
2. The building is a three-story structure with a total area of 10,000 square feet.  
3. The building is currently vacant and is being offered for sale.

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REAR SECTION

First Floor.

MARTIN  
DESIGN

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