



# Turner Locker Barnfield

Commercial Property Consultants

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**EXETER**  
**26 COWICK STREET**  
**EX4 1AL**



**FOR SALE**

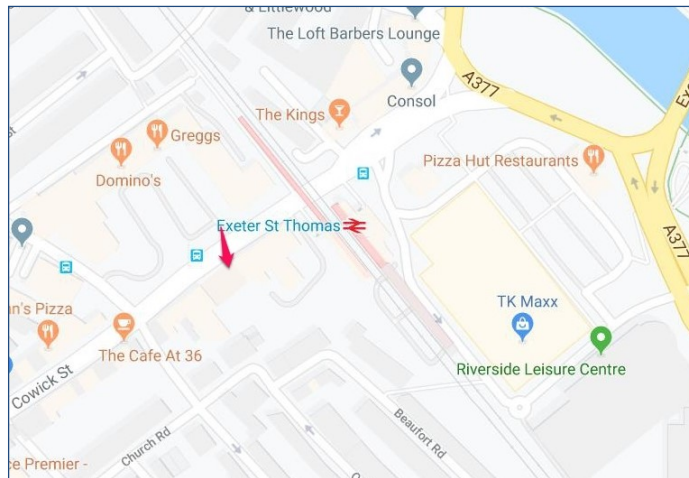
**FREEHOLD RETAIL SHOP INVESTMENT**  
**Retail Premises 44.22m<sup>2</sup> (476ft<sup>2</sup>) approx.**



## LOCATION & DESCRIPTION

The premises are situated on Cowick Street, Exeter close to the Exe Bridges roundabout and in the midst of the shopping area, known for its range of individual retailers, and opposite the St Thomas Shopping Centre. It's also within about 100m of Exeter's main line St Thomas railway station.

The unit is a single storey lock up shop with ancillary office and storage. The unit is let and fully fitted out as a popular and well-established barber 'Dudes'.



NB: Planning approval was obtained in the past for a 1<sup>st</sup> floor (but has now lapsed).

## ACCOMMODATION/MEASUREMENTS (all measurements are approximate)

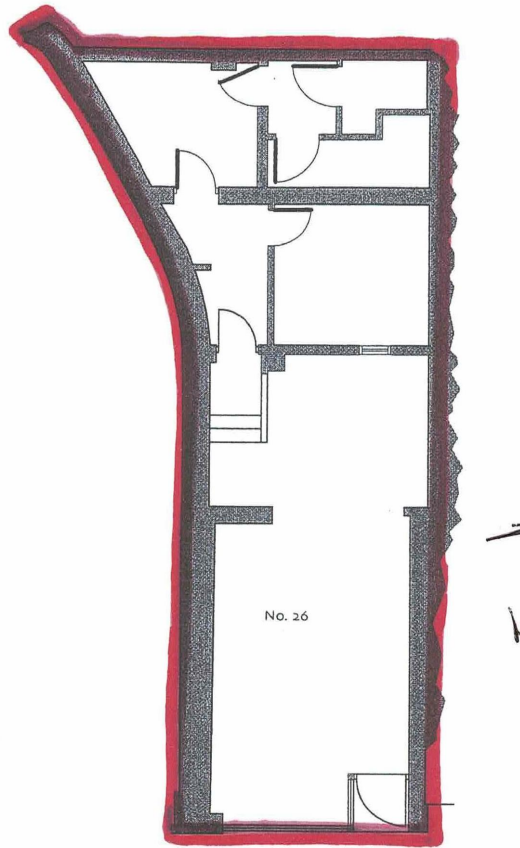
The unit is arranged as follows:

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

Three steps lead up to a private **office** measuring 2.73m x 2.49m with vision panel looking back into the shop.

Small **rear store** measuring 2.4m x 2.2m giving access to a **cloakroom** and **kitchenette** facility.





NOT TO SCALE

### **PROPOSAL**

Offers are invited in the region of £125,000 for the freehold offering an investor a gross return of 7.40 %.

The premises are currently let on repairing and insuring terms for a lease of 5 years from 1<sup>st</sup> July 2019 at £9,250 per annum with a rent review in 2022 to Mrs L A Sanders t/a 'Dudes' a long-established hairdressers. There is a rent deposit deed for £1937.50. This is their 2<sup>nd</sup> 5 yrs. lease for the shop.

### **RATES** - Approximate

Rateable Value :

£7900 wef 2023 so 100% SBRR available



**VIEWING:**

To arrange a viewing please contact **Turner Locker Barnfield.**

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