



To Let

£24,000 pax

32 Cowick Street, Exeter EX4 1AL

1,129 Sq Ft
(104.9 Sq M)

Summary

- Prominent corner frontage & highly visible shop premises
- Directly opposite popular St Thomas Shopping precinct and car park
- Ground floor retail area: approx 584 sq ft (54.25 sq m)
- First floor offices / storage / staff facilities: approx 545 sq ft (50.63 sq m)
- Ancillary rear external storage : approx 359 sq ft (34.25 sq m)
- Side access for loading and servicing
- Approx. 2 miles from Exeter City centre

Location:

Situated in the heart of St Thomas, 32 Cowick Street occupies a highly visible corner position directly opposite the well-established St Thomas Neighbourhood Shopping Centre. This busy suburban retail hub serves a large residential catchment and lies approximately 2 miles west of Exeter city centre.

Cowick Street is a proven trading location, blending national multiples with independent operators. Nearby occupiers include Co-op, Greggs, Domino's and Hays Travel, underpinning strong daily footfall and offering excellent complementary trade for retailers and service users alike.

Description:

The property comprises a ground floor retail area with glazed shop display windows facing onto both Cowick Street and Cecil Street. The first floor accommodation is currently configured as two office/store rooms plus WC, shower and kitchenette. To the rear of the building, there is a small yard plus a small lean-to store and separate storeroom.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

Approox	sq m	sq ft
Ground floor shop	54.25	584
1 st floor office / storage	50.63	545
Sub-Total	104.88	1,129
Rear lean-to /store area	34.28	369

Services:

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (88)

Planning:

The amended use classes would mean this property could be used for E class uses which includes retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £15,250, therefore making the approximate Rates Payable £7,609.75 per annum for 2025/26.

Interested parties are advised to confirm the rating liability with Exeter City Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

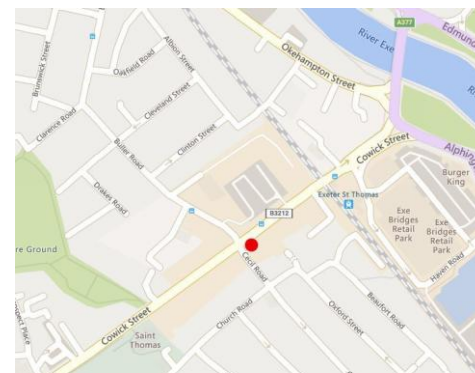
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Charles Harris

Tel: **07809 199583**

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP

