

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

5,135 sq.ft
(477 sq.m)



M

ST THOMAS CENTRE

Cowick Street
Exeter, Devon
EX4 1AJ

LCP
part of MCore

02072
335255

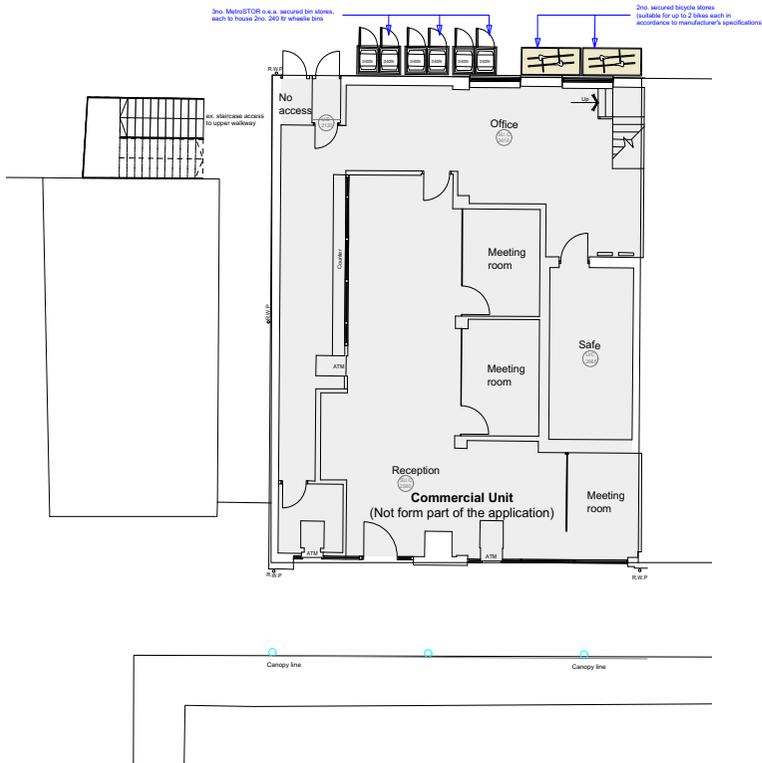
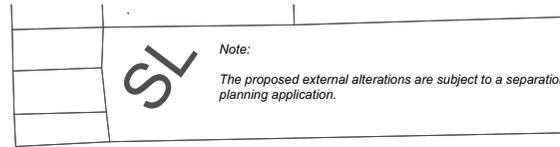
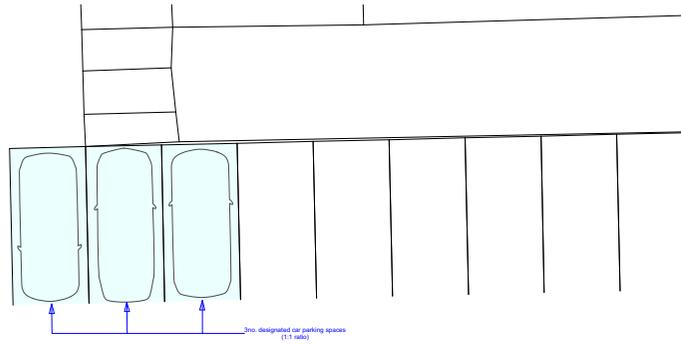
searchlcp.co.uk



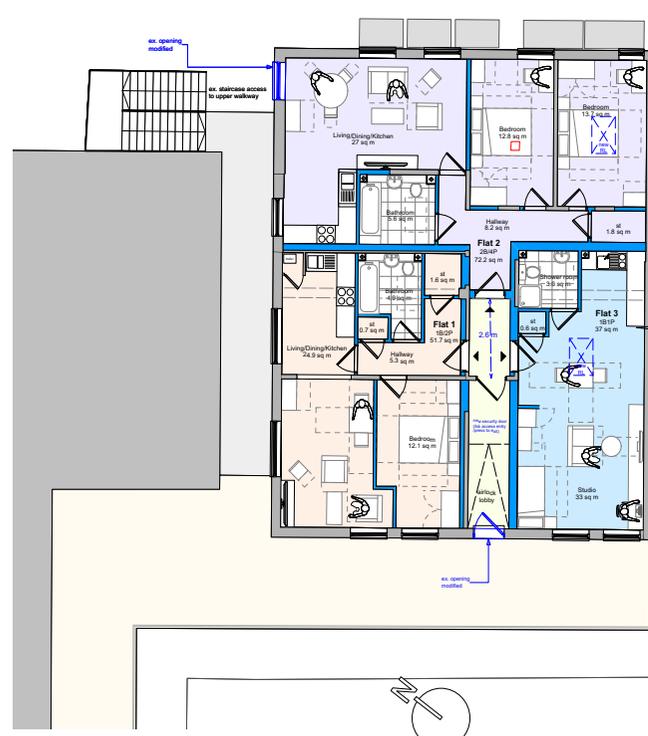


ST THOMAS CENTRE

Proposed Plans - Prior Approval Application



1 Ground Floor Scale: 1:150



2 First Floor Scale: 1:150

LOCAL AMENITIES & TRANSPORT

St Thomas is a popular residential suburb approximately one mile west of Exeter city centre.

The shopping centre is supported by free on site parking (first two hours) and is well-connected via regular bus services and nearby Exeter St Thomas railway station (Grade II listed, on the suburban line).

COMMUNITY SETTING

The area benefits from a strong community atmosphere, serving around 6,455 local residents. Amenities in the vicinity include cafés like The Coffee Cup, independent food shops, and a lively local market and repair café held nearby in the King Street car park.

LIFESTYLE APPEAL

St Thomas is increasingly recognised as one of Exeter's most desirable neighbourhoods.

From riverside walks along the Exe, to excellent public transport links into the city centre and beyond, there is easy access to Exeter's cultural scene such as independent cafés, live music at Exeter Phoenix, and the historic cathedral quarter in the city centre.

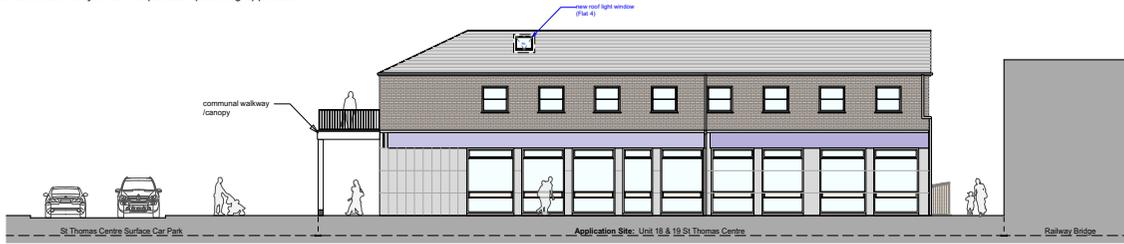


ST THOMAS CENTRE

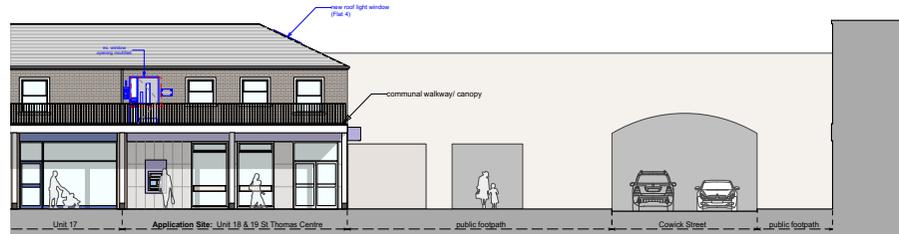
Proposed Elevation - Prior Approval Application

Note:

The proposed external alterations are subject to a separation planning application.



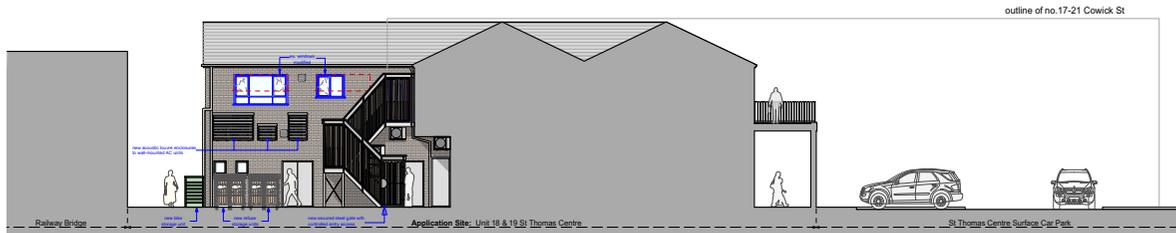
1 Southeast Elevation AA
Scale: 1:200



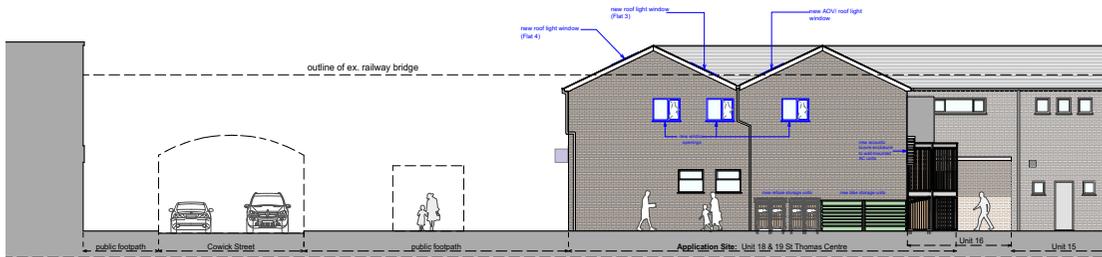
2 Southwest Elevation BB
Scale: 1:200

Material Legend

- Main facade - Red coloured stock brickwork/ wall tiles/ cladding panels - as existing
- External windows - white coloured painted timber single-glazed units as existing/ proposed white uPVC frame double-glazed units. Roof light windows to be Velux (o.e.a) system.
- External door - metal doorset as existing/ proposed composite GRP PAS24 grade security doors (communal entrances) with glazed vision panels
- External canopy/walkway - white coloured concrete as existing
- External barrier (communal area over roof terrace) - Painted metal railing as existing
- External Bikes Storage Unit - Galvanised steel bike storage boxes with key lock - to be surface fixed onto concrete floor
- External Bins Storage Unit - MetroSTOR o.e.a. secured bin stores, each to house 2no. 240 ltr wheelee bins - to be bolt fixed onto concrete floor



3 Northwest Elevation CC
Scale: 1:200



4 Northeast Elevation DD
Scale: 1:200

SUMMARY

This first-floor space in a bustling local retail hub, supported by strong transport links and village-like ambience, ticks all the boxes for residential conversion in an area widely acknowledged for its high quality of life.

SERVICE CHARGE

Further information provided upon application

ENERGY PERFORMANCE

Further information available upon request

LEGAL COSTS

Each party is responsible for their own legal costs

DEVELOPMENT SIZE

- Unit 13: 1,926 sq.ft (178.9 sq.m)
- Unit 18/19: 3,209 sq.ft (291.8 sq.m)
- TOTAL: 5,135 sq.ft (477 sq.m)**

PRICE

Price on application

ADDITIONAL INFORMATION

- Upper floors currently vacant
- Enabling works complete
- Acoustic compliant party slab
- Party slab achieves 60 min fire rating
- Drainage outlets installed compliantly with compliant fire collars



ST THOMAS CENTRE

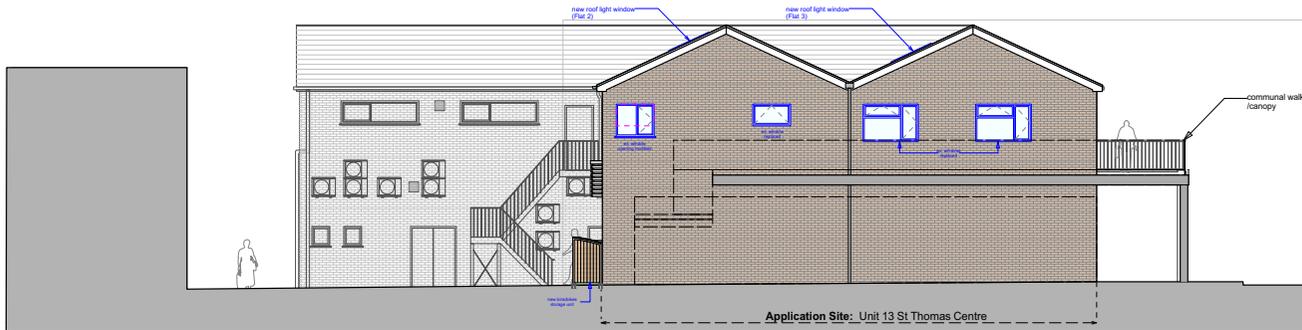
Proposed Elevation - Prior Approval Application



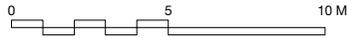
1 Southwest Elevation AA
Scale: 1:150



2 Northeast Elevation BB
Scale: 1:150



3 Northwest Elevation CC
Scale: 1:150



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