



TO LET
 Retail Unit 5
791 sq.ft
 (73.4 sq.m)

**UNIT AVAILABLE
 TO LET**

**791 sq.ft (73.4 sq.m)
 ALL ENQUIRIES**

MI Core
 LCP
 01384 400123
 George Watson
 07423 662 487
 gwatson@micpproperties.co.uk

Domino's
 JAPANESE?
 Domino's
 TASTY
 AS A GUEST

UNIT 5

EXETER FRIED CHICKEN
 FISH & CHIPS
 OPEN
 LUNCH

MI UNIT 5

St Thomas Centre
 Exeter, Devon
 EX4 1AJ

Local Occupiers Include
savers **COOP**
GREGGS

DESCRIPTION

The property is within the popular and well established St Thomas neighbourhood centre situated in Cowick Street in the residential suburb of St Thomas, approximately 1 mile from the city centre of Exeter.

- Fully fitted cafe unit
- 100+ free parking spaces onsite
- Anchored by the Co-op supermarket and a number of national retailers including Dominos, William Hill, Hays Travel, and Greggs

AREAS (Approx. Gross Internal)

TOTAL	791 sq.ft	(73.4 sq.m)
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RENT

£22,500 per annum + VAT.

BUSINESS RATES

Rateable Value: £23,500.

SERVICE CHARGE

Service Charge: £1,000 per annum + VAT.

ENERGY PERFORMANCE

EPC: C. Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



24

Retail Units On-Site



39,673 sq.ft

Total Area



What Three Words
dash.thus.cone

ST THOMAS CENTRE

SITE PLAN



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Viewing
 Strictly via prior appointment with the appointed agents:



Victoria Bandyszewska
 07787 512 389
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HedgeLand
 Property Consultants

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