



# TO LET

Retail Unit 15  
2,243 sq.ft  
(208 sq.m)

**M**

**UNIT 15**

St Thomas Centre  
Exeter, Devon  
EX4 1AJ

Local Occupiers Include



# ST THOMAS CENTRE

## UNIT 5

### 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.

- 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** 2,243 sq.ft (208 sq.m)

### RENT

£40,000 per annum + VAT.

### BUSINESS RATES

Rateable Value: £36,000

### SERVICE CHARGE & INSURANCE

Service Charge: £6,134 per annum + VAT.

Insurance: £1,102 per annum + VAT

### ENERGY PERFORMANCE

EPC: C. Further information available upon request.

### PLANNING

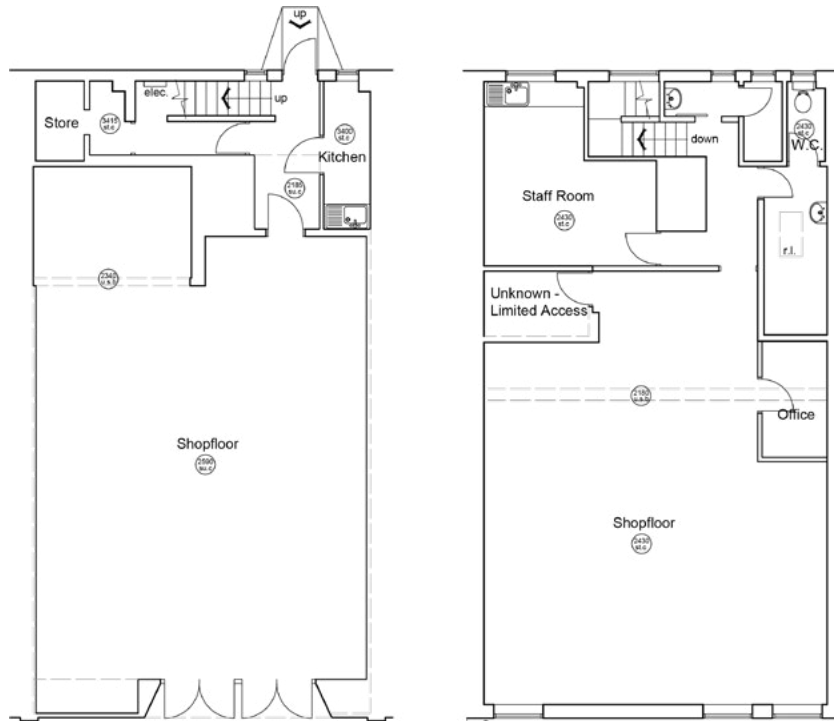
Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### 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

