



Exeter City Council

TO LET

RETAIL PREMISES – A1

(SUBJECT TO CONTRACT)



116 COWICK STREET, EXETER, EX4 1JD

£9,500 pax

Approx. 680 sq ft (63.17 sq m)

Estates Services

01392 265133

www.exeter.gov.uk/comprop

Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1JJ

Location	The premises are located in a parade of four shops near the Junction with Prospect Place. A wide tree lined pavement with a bus stop provide a good foot flow to the surrounding residential area and the nearby Tesco Express and Wetherspoon Public House. There are four on road parking spaces opposite restricted to 30 minutes and there is a residential Car Park behind the shop where loading or unloading is permitted. The tenant may park in the car park in Prospect Place with the correct permit from Exeter City Council.	
Description	Self-contained ground floor lock up shop. W.C facilities and rear store. All mains services including gas are connected. The unit is also accessible via a rear door which leads to a carpark in Prospect Place. Nearby occupiers include Ian Wills Carpet and Flooring, Co-op Funeral care, William Hill, Kong's Fish Bar, Amore Hair and Beauty, The Sawyers Arms and Tesco Express.	
Accommodation	Internal Width 5.69 m overall Depth 11.77 m Approx. Net internal area 680 sq ft (63.17 sq m).	
Use	Currently the premises have planning consent for A1 use. Applicants are advised to make relevant enquiries with Exeter City Council Planning Services contactable on (01392) 265223.	
Rent	Offers are invited in the region of £9,500 per annum exclusive of VAT (which is not currently payable), insurance and all other outgoings and payable quarterly in advance on the usual English quarter days.	
Terms	A new Full Repairing and Insuring Lease for a period to be agreed of up to 5 years. The Council is responsible for undertaking structural repairs, the cost of these will be charged to the Tenant. The Council insures the building against the usual risks and maintains the main structure of the building. A due proportion of the costs will be recharged to the Tenant.	
Alienation & Alterations	The Tenant must obtain the landlord's consent prior to making alterations. Assignment of the whole is permitted, but under-letting is prohibited.	
Security of Tenure	The Lease will be contracted out of the security provisions of sections 24-28 of the Landlord and Tenant Act 1954 Part II.	
Rates	We have been advised: Rateable Value: £8,800 Rates Payable 2016/17: £4,373.60 (excluding any rate relief applicable). Applicants are advised to check actual amounts with Exeter City Council Business Rates contactable on (01392) 265510.	
Legal Costs	The ingoing Tenant will be responsible for the Council's legal costs in the preparation of the lease.	
EPC	Attached.	
Viewing and Further Information	Estates Services Exeter City Council Civic Centre Paris Street Exeter EX1 1JJ	Simon Yates 01392 265138 www.exeter.gov.uk/comprop estates@exeter.gov.uk

These particulars are believed to be accurate but are not guaranteed to be so, and form no part of any contract. Measurements are approximate and for guidance only. Applicants should make their own enquires with the relevant authority/utility provider and satisfy themselves of the accuracy of the information provided within the particulars. The Council is under no obligation to accept the highest or any other offer.

Energy Performance Certificate

Non-Domestic Building



116, Cowick Street
EXETER
EX4 1JD

Certificate Reference Number:
9641-3021-0062-0700-9701

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 113 This is how energy efficient the building is,

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 65
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 159.7

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

70 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.