



# TO LET

Retail Unit

1,606 sq.ft

(149 sq.m)

Unit 2 St Thomas Centre, Exeter, EX4 1 DG

- New lease available
- Suitable for a variety of uses (STP)
- Prominent retail unit in popular shopping precinct

**LCP**

0117 990 2200  
www.lcpproperties.co.uk



## Unit 2 St Thomas Centre, Exeter, EX4 1 DG

| Areas (approx. NIA) | Sq.ft        | Sq.m          |
|---------------------|--------------|---------------|
| Ground Floor Sales  | 1,606        | 149.18        |
| <b>TOTAL</b>        | <b>1,606</b> | <b>149.18</b> |

### Description

The property comprises a sales area to the front with store and staff facilities to the rear. The sales area has strip lighting, tiled flooring and benefits from air conditioning. There is rear access with space for loading and a bin store.

### Rent

£55,000 pa exclusive of rates, VAT and service charge.

### Rateable Value

£48,000 Interested parties are advised to make their own enquiries with the local authority.

### Services

All mains services are available.

### Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.



### Energy Performance

C62. Further information available upon request.

### 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.

### Location - EX4 1DG

The premises are prominently positioned within the popular and well established St Thomas neighbourhood shopping centre situated in Cowick Street in the residential suburb of St Thomas, approximately 1 mile from the city centre of Exeter.

The scheme is anchored by the Co-op supermarket and both a number of national retailers including Dominos, William Hill, Hays Travel, Greggs and NatWest Bank together with a host of local independent traders.

The centre benefits from its own free car park, a regular bus service and its own railway station linking with the city centre and other destinations.



### Viewing

Strictly via prior appointment with the appointed agent:



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