



177 Cowick Street, Exeter, Devon, EX4 1AA

# To let

Viewing by prior appointment  
with Orla Kislingbury

**(01392) 202203**

[orla@sccexeter.co.uk](mailto:orla@sccexeter.co.uk)

Ground floor shop in prominent, busy location.

Close to Exeter City Centre

Suitable for a variety of uses, subject to consents

Approx: 573.1sq. ft (53.3 sq. m)

New lease, available immediately

Business rates relief available for qualifying tenants

To Let: £11,500 per annum

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

177 Cowick Street occupies a very prominent location where Cowick Street meets Exe Bridges, an arterial route through Exeter city. The property forms part of a parade of primarily independent businesses including a café, hairdressers, hearing clinic and jewelers. Almost opposite to the property is the Exe Bridges Retail Park home to Boots, TKMaxx, Burger King, M&S Food, and Poundland.

Around 100 yards from the shop is the St Thomas Train Station and beyond this is a larger shopping parade on both sides of Cowick Street and St Thomas Shopping Centre with a number of national and independent retailers, professional services, takeaways, cafes and supermarkets. The shopping centre has a car park with two hours free parking and a bus stop with links to the city centre.

## Description

The property comprises a ground floor lock up shop with large sales area to the front, to the rear are 2 WC's, and a kitchenette.

There is rear access to the property via Swan Yard.

## Accommodation

The approximate floor area is 573 sq. ft (53.5sq. m)

## Lease Terms

This property is available by way of a new effectively full repairing and insuring lease at an annual rent of £11,500 per annum.

All other terms to be agreed.

## Deposit and References

A deposit and references are required subject to tenant status.

## Energy Performance Certificate (EPC)

The EPC for this property is rated C75.

## Business Rates

The Business Rates for the year April 2026 - March 2027 are as follows:

Rateable Value: £8,300.00  
Rates Payable: £3,585.60

Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority regarding their eligibility.

## VAT

VAT is not chargeable.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Orla Kislingbury  
Tel: (01392) 202203  
Email: [orla@sccexeter.co.uk](mailto:orla@sccexeter.co.uk)