



140 Cowick Street, St Thomas, Exeter, Devon, EX4



140 Cowick Street

St Thomas, Exeter, Devon

Commercial Building | Potential to Change S.T.P.

End of Terrace | Reception Room

Four Office Rooms | Modern Kitchen

Two Cloakrooms | No Onward Chain Complications

Freehold | EPC - AWAITED (TBC)



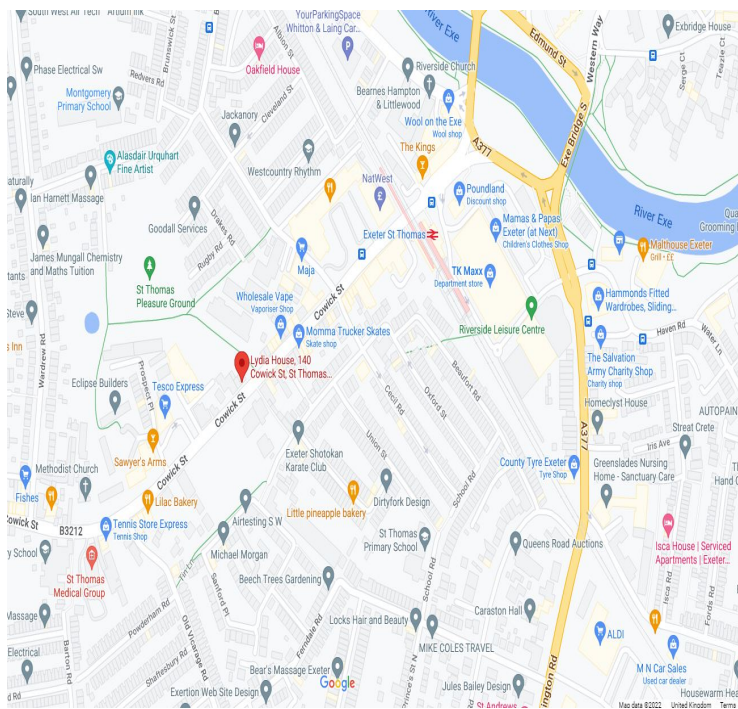
6 Northernhay Place, Exeter, Devon, EX4 3QJ

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www.rosewood-property.co.uk





Positioned mid way along Cowick Street is this Commercial Premises currently utilised as office space for the former occupant being Passmore Care Services, this premises is now vacant and has come to the market for the first time since 1986.

The building could be used for a variety of uses subject to the necessary planning constraints or continue to be utilised as a Commercial Premises.

The property briefly comprises an entrance hall, office one, reception room, modern kitchen, cloakroom to the ground floor, to the first floor there are three further office spaces and a further cloakroom.

Outside to the rear is a small garden with gated access from the side and additionally side entrance door from the property into the garden.

SITUATION The property lies just a stones throw from local amenities to include a fantastic range of shopping facilities from Pharmacies to food stores and banks. There is the St Thomas pleasure ground very close by, the High street of the Cathedral City of Exeter is less than a mile away, for larger shopping facilities.

DIRECTIONS For further information please contact Brett Hampton within our office who has a wealth of experience within the Commercial sector, Investment property marketplace and the High End residential marketplace respectively.

AGENTS NOTES The first time on the market since 1986 this premises has lot's of potential to be utilised either in the residential market S.T.P or the continuation to still be a COMMERCIAL PREMISES and create an income for an Investor or a business looking to acquire a premises.

This property is Freehold and the previous tenants used it as their offices for Care Services, please contact Exeter City Council on 01392 277888 for use class enquiries or search the planning portal:-

<https://exeter.gov.uk/planning-services/permissions-and-applications/find-and-comment-on-a-planning-application/find-a-planning-application/>

Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Rateable Value: £7,200.00

Sale By: Private Treaty

Estimated Rental & Yield:

Price: £250,000

Type of Property: COMMERCIAL

EPC Rating: Energy Efficiency Rating TBC.

Services: Mains Water & Drainage

Viewing - Viewing is strictly by prior appointment with Rosewood Property

Rosewood Property Residential Sales & Lettings

6 Northernhay Place

Exeter

Devon

EX4 3QJ

Website: www.rosewood-property.co.uk

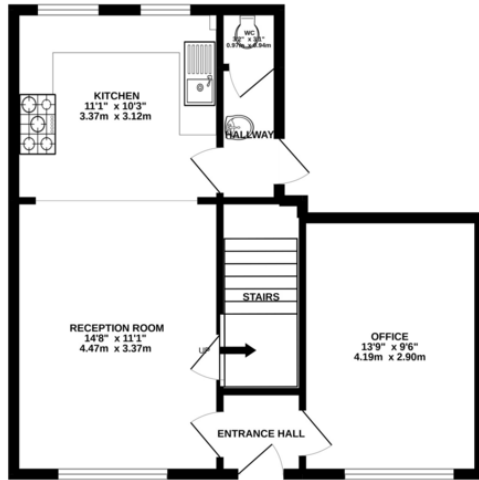
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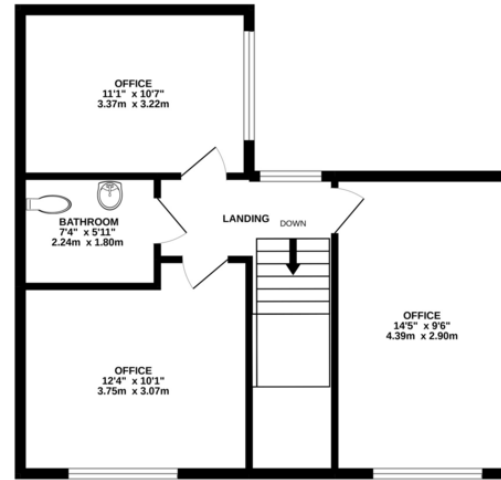
Contact Brett Hampton for Valuations and Sales

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GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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