



Exeter
24 Cowick Street
Devon
EX4 1AL

- Freehold Estate Agency Investment
- Let to Bradleys Group Limited
- On assignment from Coral Estates Ltd
- VAT is not applicable
- Current Rent Reserved
£10,312 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location
 The city of Exeter is one of the major retail, commercial and administrative centres of the south-west and has a resident population of some 94,000. The city is served by the M5 motorway, the A30 and A38 dual carriageways and also has its own airport. Cowick Street is located 1 mile south of the city centre and forms part of a well established suburban shopping area.

Occupiers close by include other estate agents, Fulfords and Bower & Bower together with Subway, Co-op, Halifax, NatWest, Lloyds TSB, Martins and Britannia. There is a public car park opposite the property.

Description
 The property is arranged on ground and one upper floor to provide a ground floor estate agency with ancillary accommodation above. There is a small yard to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.20 m	(17' 1")
Net Frontage	4.55 m	(14' 11")
Shop Depth	11.00 m	(36' 1")
Built Depth	14.30 m	(46' 11")
First Floor	30 sq m	(323 sq ft)

Tenancy
 The entire property is at present let to BRADLEYS GROUP LIMITED (on assignment from CORAL ESTATES LIMITED) for a term of 25 years from 29th September 1989 at a current rent of £10,312 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
 Bradleys operates from over 40 branches and is the West Country's largest independent estate agency group. (Source: www.bradleys-estate-agents.co.uk)

VAT
 VAT is not applicable to this lot.

Documents
 The legal pack will be available from the website www.allso.co.uk

Viewings
 Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk
 In the subject box of your e-mail, please ensure that you enter **Lot 108 Exeter.**

