



5 Wardrew Road, St Thomas, Exeter,
Devon, EX4 1HB

For sale

Viewing by prior appointment
with Victoria Bandyszewska /
Jonathan Ling

(01392) 202203

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jonathan@sccexeter.co.uk

Ground floor lock-up shop with rear store

Located in popular residential area

Approx: 605 sq ft (56.17 sq m)

100% Business Rates Relief for qualifying occupiers

Guide Price: £130,000

Location

Wardrew Road is situated just off Cowick Street, a popular residential area of Exeter within the St Thomas area of the city.

This property is close to independent businesses including hair dressers, fishmonger, takeaways and a convenience store.

Directly outside the property is free 30 minute on street parking, there is also a bus stop close by with services to the city centre.

Description

A single storey ground floor lock-up shop with sales area to the front and store and WC to the rear.

The shop is well presented and benefits from good sized display windows, LED lighting, air conditioning and vinyl flooring.

Accommodation

The approximate floor areas are as follows:

Description	Sq.ft	Sq.m
Sales area	465	43.2
Store	140	12.97
Total:	605	56.17

Proposal

The freehold interest is offered to the market at a guide price of £130,000.

This property is available with vacant possession.

Energy Performance Certificate (EPC)

Current rating: C (55). A copy is available on request.

Business Rates

The business rates for the year April 2026 - March 2027 are as follows:

Rateable value: £6,300.00

100% Small Business Rates Relief is available to qualifying occupiers. Interested parties are advised to make their own enquiries with the local authority regarding their liability.

VAT

VAT is not applicable to the sale price.

Legal Costs

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

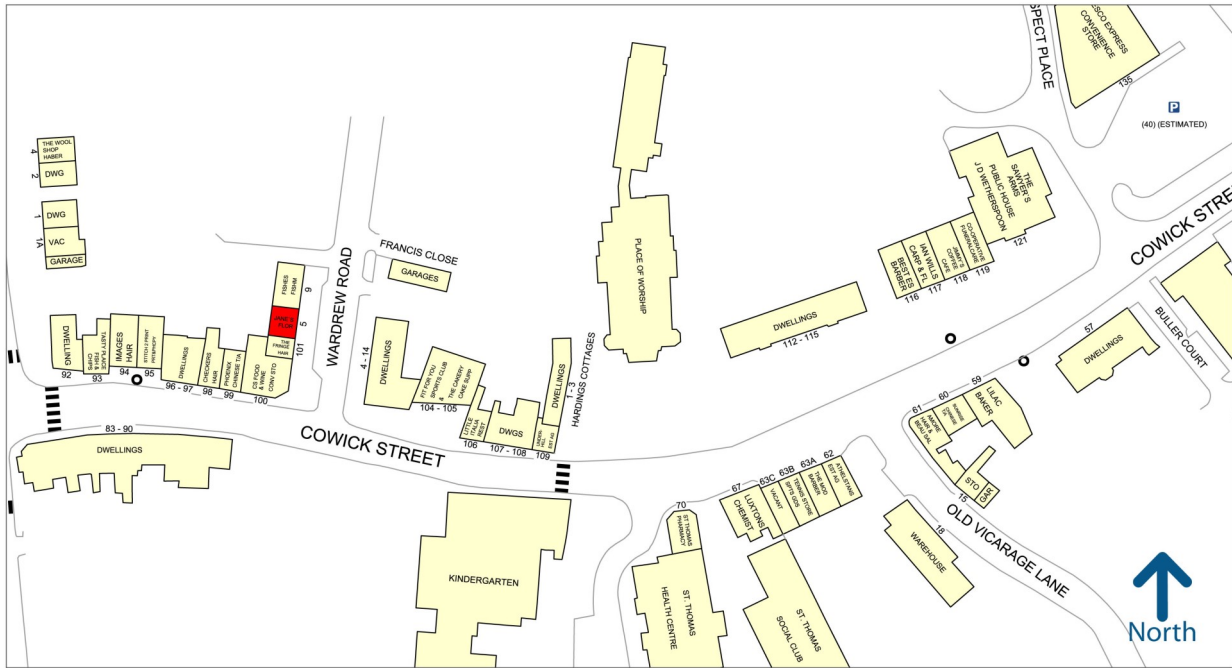
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Victoria Bandyszewska / Jonathan Ling
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