

# FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

5,135 sq.ft  
(477 sq.m)



**M**

ST THOMAS CENTRE

Cowick Street  
Exeter, Devon  
EX4 1AJ

**LCP**  
part of MCore

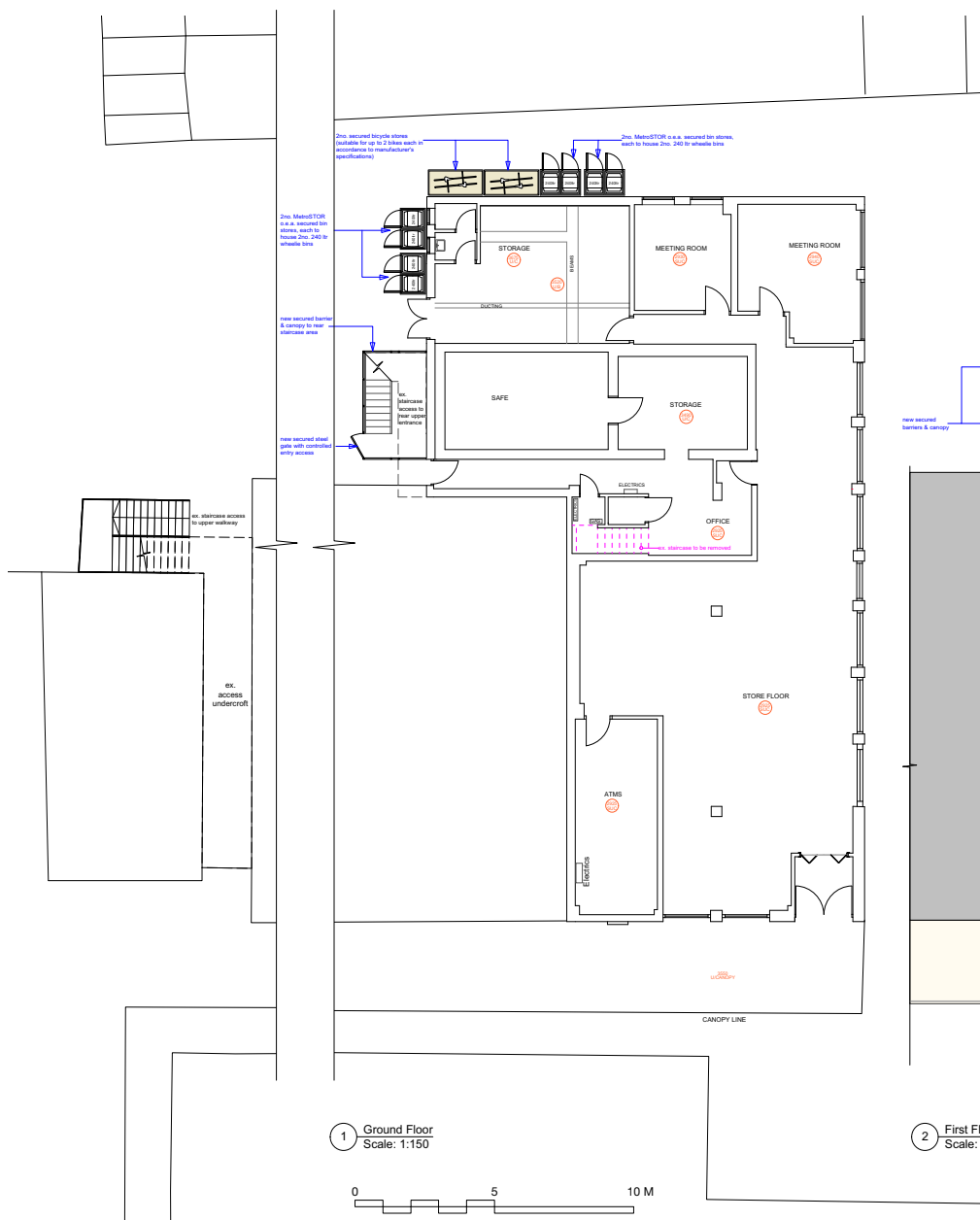
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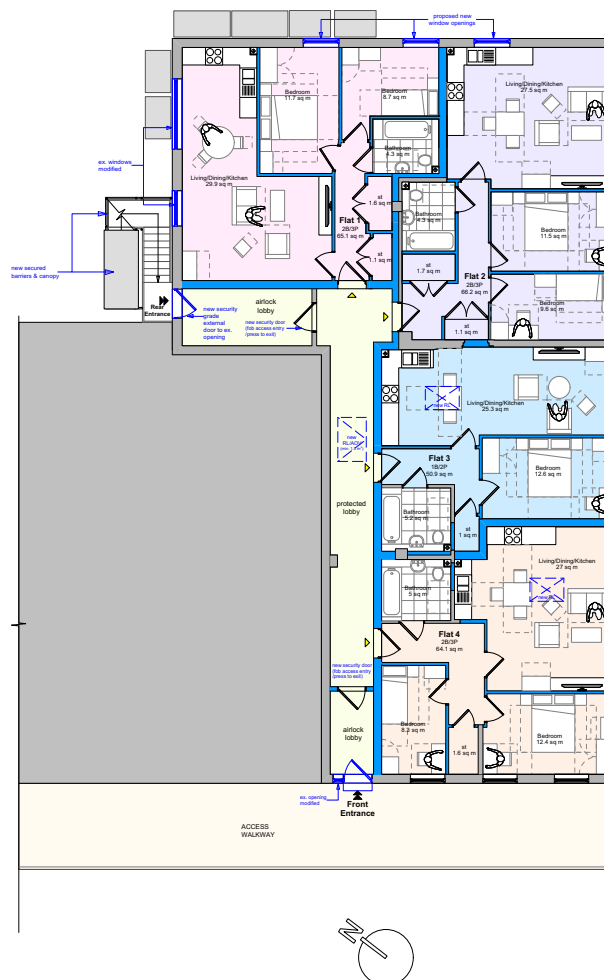


## Proposed Plans - Prior Approval Application



*Note:*

The proposed external alterations are subject to a separation planning application.



## OVERVIEW

The available property comprises the first-floor premises within St Thomas Shopping Centre on Cowick Street, Exeter.

This vibrant neighbourhood shopping precinct — anchored by a Co-Op supermarket and a mix of national and local retailers such as Greggs, Domino's, William Hill, a pet shop, greengrocer, opticians, and more — offering a well-established commercial setting.

## CONVERSION OPPORTUNITY

The space presents strong potential for residential conversion. Plans are already submitted and currently awaiting approval, giving prospective investors or owner occupiers a head start.

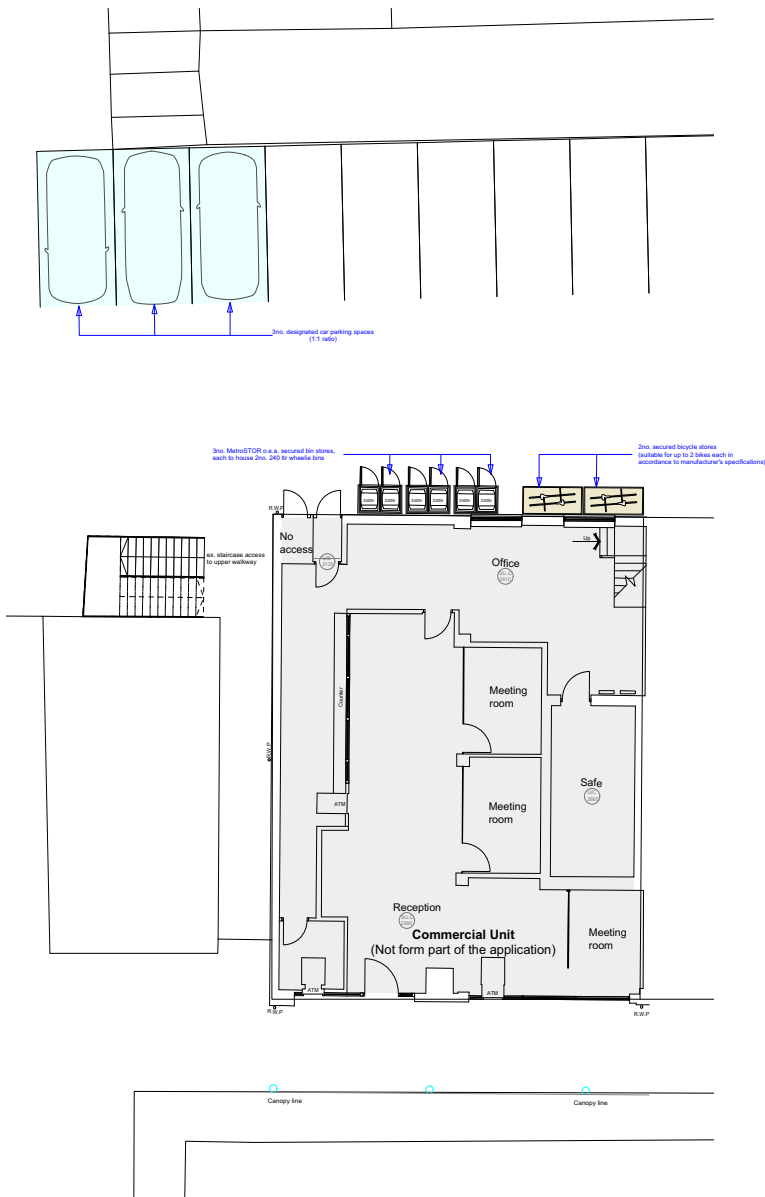
Class MA and Full Application at Units 18 and 19, St Thomas Shopping Centre have been validated under refs. 25/0677/PDCD and 25/0678/FUL. – 4x flats, inclusive of parking

Class MA and Full Application at Unit 13, St Thomas Shopping Centre have been validated under refs. 25/0720/PDCD and 25/0721/FUL. - 3x flats, inclusive of parking

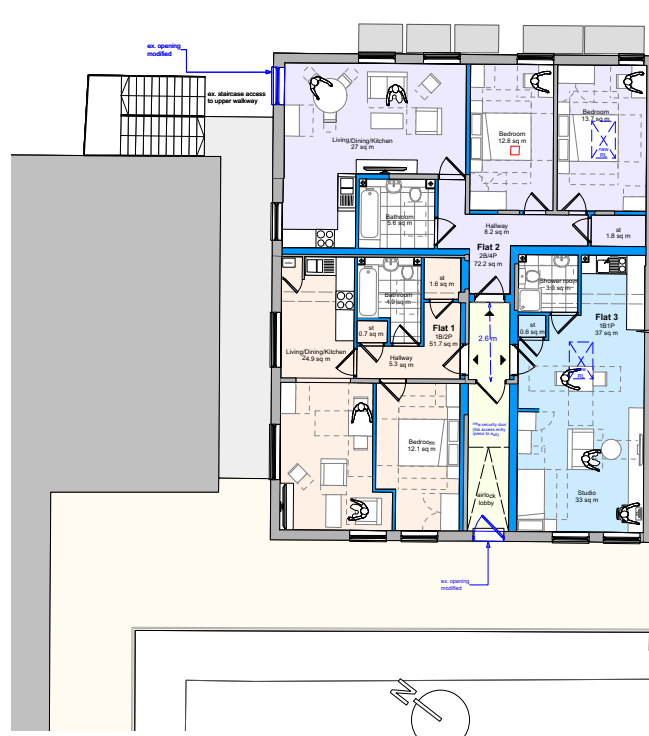
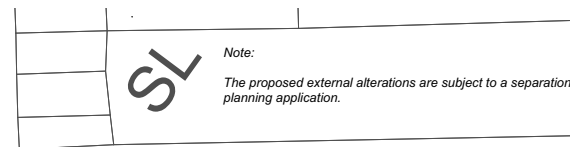
## TENURE

Long Leasehold - 150 years

## Proposed Plans - Prior Approval Application



1 Ground Floor  
Scale: 1:150



2 First Floor  
Scale: 1:150

## LOCAL AMENITIES &amp; TRANSPORT

St Thomas is a popular residential suburb approximately one mile west of Exeter city centre.

The shopping centre is supported by free on site parking (first two hours) and is well-connected via regular bus services and nearby Exeter St Thomas railway station (Grade II listed, on the suburban line).

## COMMUNITY SETTING

The area benefits from a strong community atmosphere, serving around 6,455 local residents. Amenities in the vicinity include cafés like The Coffee Cup, independent food shops, and a lively local market and repair café held nearby in the King Street car park.

## LIFESTYLE APPEAL

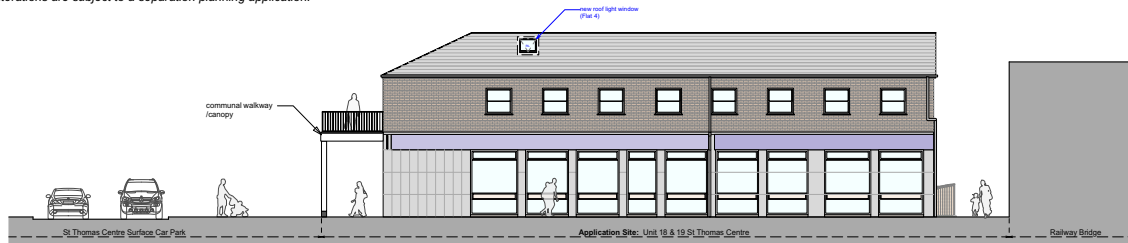
St Thomas is increasingly recognised as one of Exeter's most desirable neighbourhoods.

From riverside walks along the Exe, to excellent public transport links into the city centre and beyond, there is easy access to Exeter's cultural scene such as independent cafés, live music at Exeter Phoenix, and the historic cathedral quarter in the city centre.

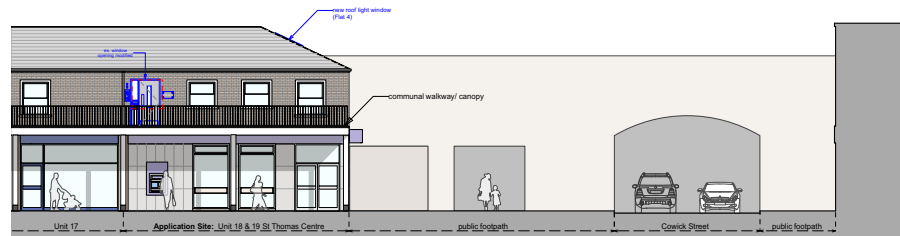
## Proposed Elevation - Prior Approval Application

Note:

The proposed external alterations are subject to a separation planning application.



1 Southeast Elevation AA  
Scale: 1:200



2 Southwest Elevation BB  
Scale: 1:200

### Material Legend

Main facade - Red coloured stock brickwork/ wall tiles/ cladding panels - as existing

External windows - white coloured painted timber single-glazed units as existing/ proposed white uPVC frame double-glazed units. Roof light windows to be Velux (o.e.a) system.

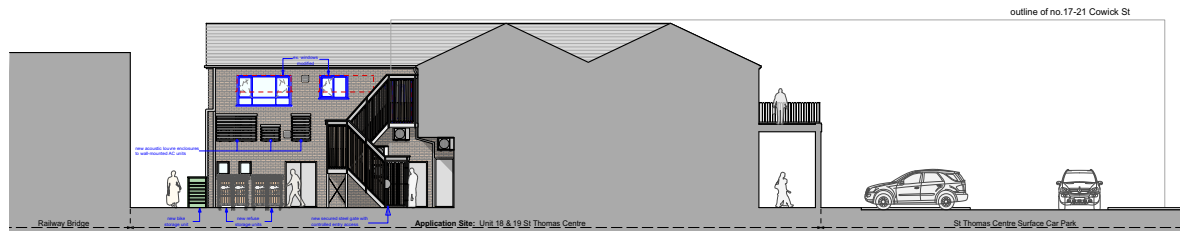
External door - metal doorset as existing/ proposed composite GRP PAS24 grade security doors (communal entrances) with glazed vision panels

External canopy/walkway - white coloured concrete as existing

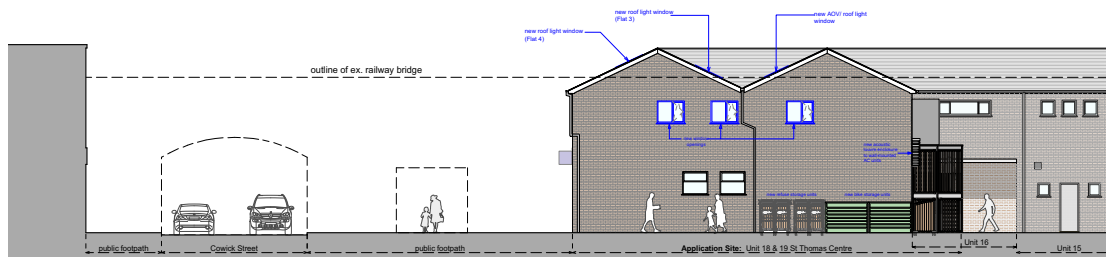
External barrier (communal area over roof terrace) - Painted metal railing as existing

External Bikes Storage Unit - Galvanised steel bike storage boxes with key lock - to be surface fixed onto concrete floor

External Bins Storage Unit - MetroSTOR o.e.a. secured bin stores, each to house 2no. 240 ltr wheelie bins - to be bolt fixed onto concrete floor



3 Northwest Elevation CC  
Scale: 1:200



4 Northeast Elevation DD  
Scale: 1:200

## SUMMARY

This first-floor space in a bustling local retail hub, supported by strong transport links and village-like ambience, ticks all the boxes for residential conversion in an area widely acknowledged for its high quality of life.

## SERVICE CHARGE

Further information provided upon application

## ENERGY PERFORMANCE

Further information available upon request

## LEGAL COSTS

Each party is responsible for their own legal costs

## DEVELOPMENT SIZE

Unit 13: 1,926 sq.ft (178.9 sq.m)

Unit 18/19: 3,209 sq ft (291.8 sq.m)

**TOTAL: 5,135 sq.ft (477 sq.m)**

## PRICE

Price on application

## ADDITIONAL INFORMATION

- Upper floors currently vacant
- Enabling works complete
- Acoustic compliant party slab
- Party slab achieves 60 min fire rating
- Drainage outlets installed compliantly with compliant fire collars

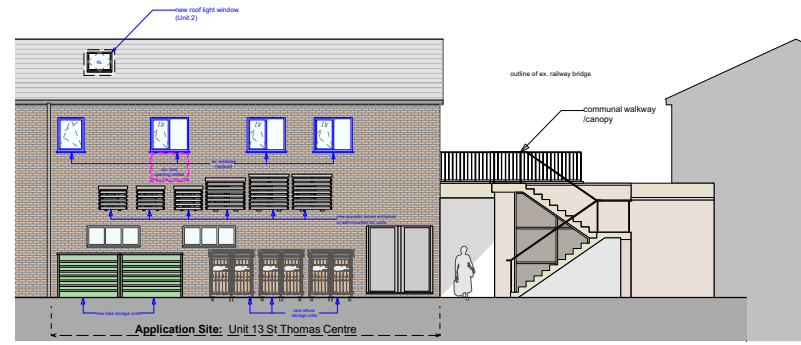


# M ST THOMAS CENTRE

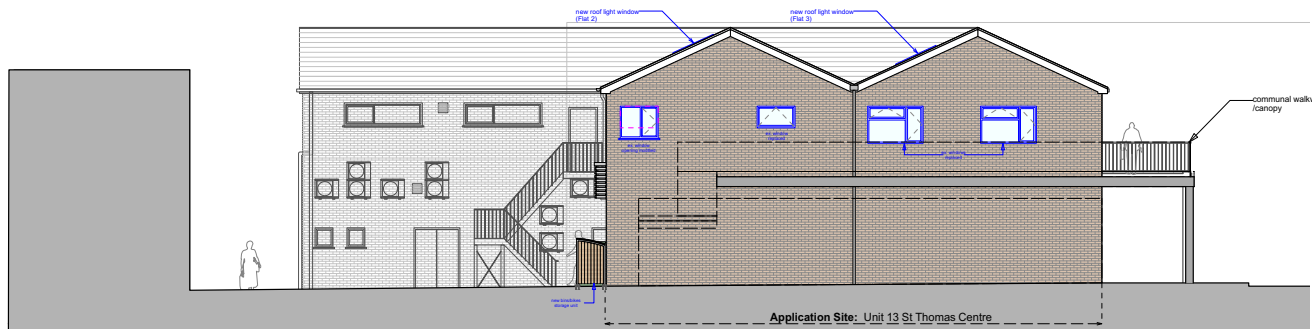
## Proposed Elevation - Prior Approval Application



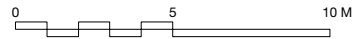
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Scale: 1:150



2 Northeast Elevation BB  
Scale: 1:150



3 Northwest Elevation CC  
Scale: 1:150



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## Viewing

Strictly via prior appointment  
with the appointed agents

**LCP.**  
part of M Core



**George Watson**

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