



24 New Street, Honiton, EX14 1EX

Lock up retail unit situated in the popular market town of Honiton. Available Immediately

• Gross Internal approximately 47 sq. m (505 sq.ft.) • Good Frontage • Retail space with useful ancillary accommodation • Available on a new lease • Flexible Terms • Early viewing highly recommended • £6,500 per Annum

£541 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

LOCATION

Honiton is a busy market town which benefits from a wide catchment area drawing from a large number of smaller towns and villages in the surrounding area.

This ground floor lock up retail unit is situated on New Street a short stroll to the main High Street. New Street is a busy and well established trading street and the main thoroughfare from the mainline train station to the town centre. The town comprises a good mix of independent traders and High Street names plus Market stalls on a Tuesday and Saturday.

DESCRIPTION

A ground floor lock up shop with useful ancillary space to include kitchen area and WC.

New tenants would have the opportunity to utilise the current fixtures and fittings which have been left.

Alternatively the shop is suitable for other trades and uses and will be available with full vacant possession.

The accommodation briefly comprises:

FRONT SHOP WIDTH approx. 7.13m

FRONT SHOP DEPTH approx. 6.77m

REAR HALLWAY with door to rear. Tenants would have access over the rear courtyard only.

KITCHEN AREA with base unit and inset sink, floor mounted safe.

CLOAKROOM with WC and wash hand basin.

TENURE

The premises is available by way of a new lease, to be agreed by negotiation. Interested parties are advised to contact the Agents for further details.

RATEABLE VALUE

2017 List: £4,100

Please note this is not Rates Payable. 100% Rate relief will be available for eligible parties qualifying for Small Business Rates Relief. Interested parties are advised to contact the Local Authority, East Devon District Council

SERVICES

Mains electric and water.

Please note that the water for the unit and the flat above is currently on one meter. Therefore a split between the two premises will need to be agreed.

VIEWING

Viewing by prior appointment with the Agents, Stags. Tel 01404 42553 email:- rentals.honiton@stags.co.uk

CODE FOR LEASING BUSINESS PREMISES

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC