

**BUSINESS
UNAFFECTED**

**stratton
creber
commercial**
property consultants



105 High Street, Honiton, Devon, EX14 1PE

For sale

Viewing by prior appointment
with Damian Cook MRICS /
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Substantial freehold High Street period property

Prime Trading position

Part income producing

Potential for residential conversion on upper floors

Offers sought in excess of £200,000

strattoncrebercommercial.co.uk

Location

The property is situated in the centre of Honiton in a prime trading position next to Costa Coffee and Coral Bookmakers and near WHSmith, Hays Travel, Lloyds Bank and Budgens supermarket. There is on-street parking and the Lace Walk Shopping Precinct main car park is close by.

Honiton is a key market town for East Devon with a resident population of approximately 9,000 and a good rural catchment area.

The town is popular with regular street markets and a strong reputation for antiques, books and art in addition to a thriving local trade.

Description

The property comprises a substantial mid terraced Grade II three storey period property. The ground floor is dedicated to retail and occupied by Gertie & Bertie fashions and giftware shop. On the upper floors there are two separate accesses in order to provide two separate self-contained units. Both are currently vacant having previously been occupied as offices but have the potential for residential use subject to the necessary planning consents.

Accommodation

The property comprises the following approximate floor areas:

Description	Sq ft	Sq.m
<u>Ground floor 105 High Street</u>		
Gross frontage:	21.4	6.50
Sales office:	567	52.64
Office:	129	12.00
Kitchen:	85	7.90
Outside rear store	63	5.82
First & second floor 105A High Street (access from High Street)	613	59.91
First & second floor 105B High Street (access from side lane)	980	91.00

Tenancies

The ground floor is held by way of a lease for a term of 5 years from 17th October 2018 by Jon Hough t/a as Bertie & Gertie. The lease is drawn on an internal repairing and insuring basis with a tenants contribution of £1,000 per annum towards external repairs. The passing rent is £12,500 per annum. The tenants option to break on 16th October 2021 was not exercised.

The two self-contained suites on the upper floors are vacant.

Energy Performance Certificate (EPC)

105 High Street (ground floor) - the rating is C/70.

105a High Street - the rating is E/115.

105b High Street - the rating is G/173.

Business Rates

There are three separate assessments as follows:

Ground floor, 105 High Street (paid by the tenant)

Rateable value: £16,600

105A High Street

Rateable value: £3,100

105B High Street

Rateable value: £3,200

Small Business Rates Relief is applicable to qualifying tenants where the rateable value is £12,000 and below.

VAT

VAT is not chargeable to the purchase price.

Proposal

Offers in excess of **£200,000** are sought for the freehold interest.

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

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