



# For sale

## 19 High Street, Honiton, EX14 1PR

Viewing by prior appointment  
with Tom Churchward /  
Vicky Bandyszewska

**(01392) 202203**

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[vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)

Substantial retail premises with first floor ancillary

Additional workshop and yard area

Excellent development opportunity (STP)

Available with vacant possession

Guide Price: £250,000

## Location

Honiton has a twice weekly street market and a strong reputation for the sale of antiques in addition to a thriving local trade.

The property is situated in an established High Street. The property is positioned close to national retailers and independent traders as well as estate agents, solicitors, and hair and beauty, cafes and restaurants.

Honiton is a key market town for East Devon with a resident population of approximately 9,000, located on the route of the A30, which links to the A303. It has a good rural catchment area and benefits from an influx of tourists in the summer months.

In addition to the major arterial road that runs past the town is well connected with bus and rail links joining the town to the rest of the county. Parking within the town is provided by a number of large public car parks with further timed parking on street.

## Description

The property comprises a substantial retail unit with first floor ancillary and additional workshops. The flexible accommodation would suit a variety of uses and offers potential for further development (subject to consents).

Part of the property is subject to a right of way, please contact the agent for further details.

## Accommodation

Please see a brief outline of accommodation below.

Description	Sq. ft	Sq.m
Ground Floor Retail	1,722	160
First Floor Retail	558	52
Workshops	382	36
<b>TOTAL:</b>	<b>2,662</b>	<b>248</b>

## Price

The property is available Freehold and is offered with vacant possession at a guide price of **£250,000**.

## Energy Performance Certificate (EPC)

For details on the EPC please contact agent.

## Business Rates

Rateable Value 2017: £10,250.00  
Rates Payable 2022/23: £5,114.75 per annum

100% Business Rates Relief will be available for qualifying tenants. Contact the agents for more details.

## VAT

VAT is not applicable to the property.

## Legal Costs

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

## Planning

The property previously had planning for conversion of shop to 2 no. flats and erection of 3 no. two storey dwellings to rear. Planning Ref: 16/0443/FUL. Interested parties are advised to make their own enquiries with the Local Authority.

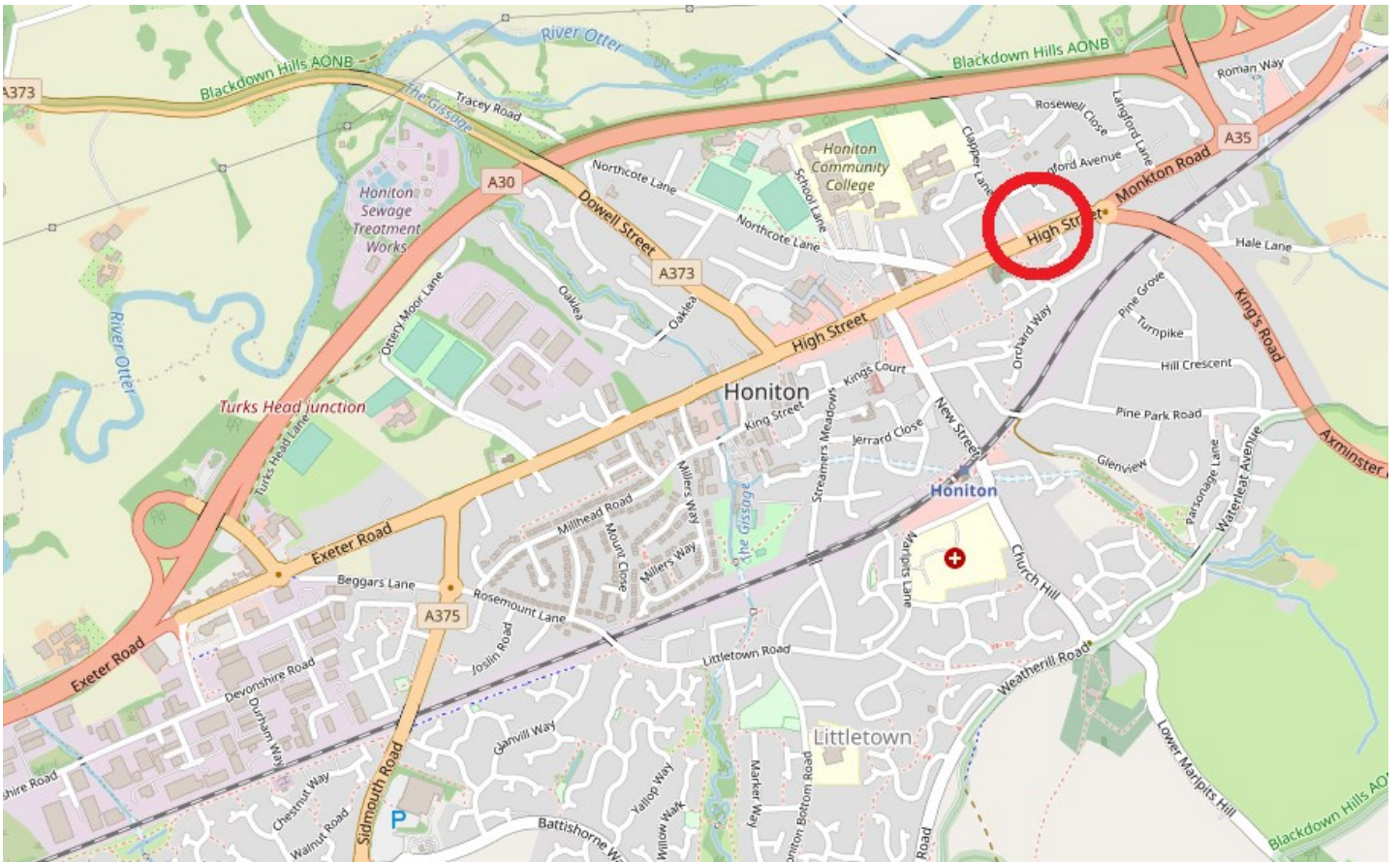
## Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Tom Churchward MSc Real Est /  
Vicky Bandyszewska  
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[vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)







Historic plans from former planning permission.



#### Exeter Office

20 Southernhay West, Exeter, EX1 1PR

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