



98 High Street, Honiton, Devon, EX14 1JW

For Sale

Viewing by prior appointment
with Damian Cook MRICS /
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Well presented 3 storey property in popular market town

Retail unit in prime trading location

Potential for residential conversion subject to consents

Sold with vacant possession

For Sale: Guide price £250,000

Location

The property holds a prominent position in the heart of Honiton's High Street. The town has a twice weekly street market and is well represented with a mixture of national brands and independent traders. Nearby occupiers include Complete Meats of Honiton, Card Factory, Boots, Coffee #1, Moshulu, Holland and Barratt as well as a variety of restaurants, hair and beauty salons and professional services.

Honiton is a key East Devon town with a resident population of approximately 9,000, good rural catchment area and benefits from an influx of tourists in the summer months. Honiton is equidistant between Exeter and Taunton. The A30 dual carriageway provides a direct link to Exeter with its international airport and M5 Motorway.

The town is benefits from strong bus and rail links giving the town good connectivity 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

This well presented property comprises a ground floor shop with further floors previously used for ancillary storage and staff facilities.

The ground floor shop has a sales area and small treatment room/ office to the front and a kitchenette and WC to the rear. The shop has a tiled floor and spot lighting. There is side access to the kitchenette via a pedestrian lane leading from the High Street.

Accessed from the ground floor kitchenette the ancillary accommodation includes a kitchenette, shower room with WC and four office/ store rooms. There are a number of character features including period windows, exposed beams and fireplace. There is a mixture of spot lighting, and strip lighting and has been newly carpeted throughout.

The property could be spilt to create commercial property below and separate residential accommodation above subject to consents.

The property has gas fired central heating that serves the ground and first floors, the boiler has been recently serviced. Electric heating is on the second floor.

Accommodation

The property has the following dimensions and floor areas:

Ground floor shop		
Internal width:	15'5"	4.7m
Shop depth:	38'4"	11.7m
Total:	592 sq ft	55 sq m
First floor	527 sq ft	49 sq m
Second floor	241 sq ft	22.37 sq m
Total:	1,360sq ft	126.35 sq m

Proposal

98 High Street is for sale with vacant possession at:

Guide Price £250,000

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C/63.

Business Rates

Rateable value £15,750.00
Rates payable: £7,859.25 per annum

Qualifying occupiers will receive 66% Business Rates Relief from 1st July 2021 until 5th April 2022 .

Council Tax

Council tax is payable in respect of the accommodation above which was previously used as residential by the previous occupants.

VAT

VAT is not chargeable to the purchase price.

Legal Costs

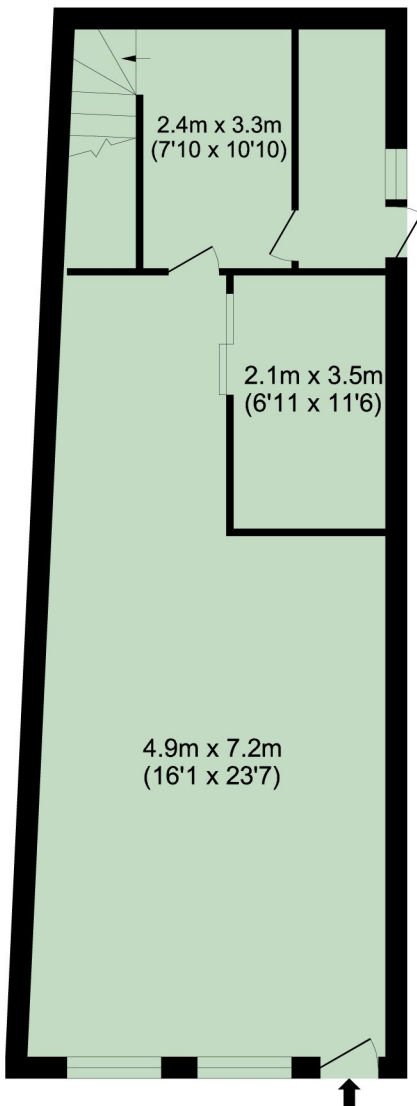
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

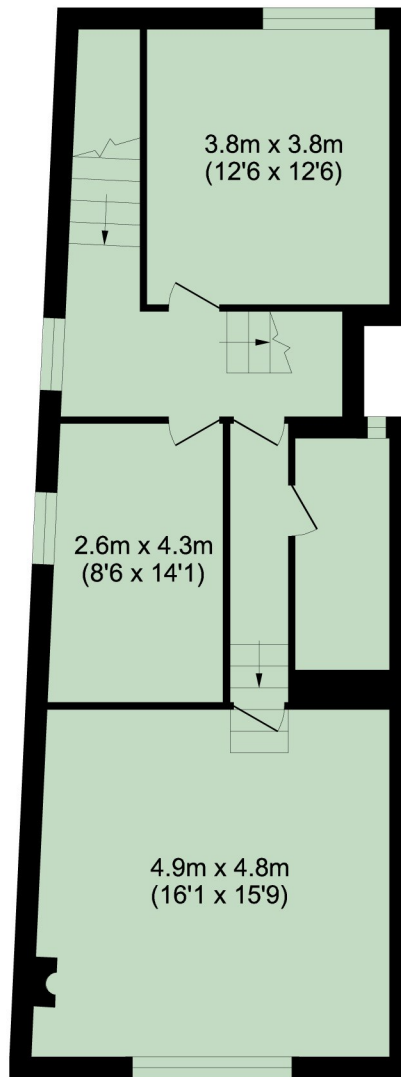
Strictly by appointment through the sole agents:
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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 Victoria Bandyszewska
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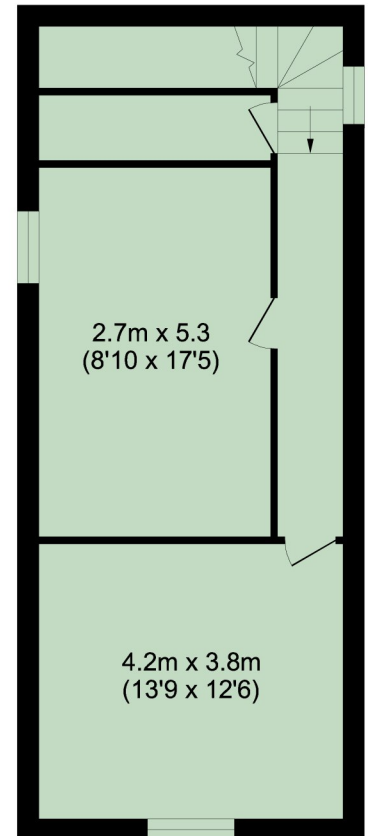




Ground Floor



First Floor



Second Floor



Exeter Office

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