



112 High Street, Honiton, EX14 1JP

To let

Viewing by prior appointment
with Orla Kislingbury

(01392) 202203

orla@sccexeter.co.uk

Well presented High Street shop premises

Suitable for retail, office, hair and beauty

Approximately: 610 sq ft / 56.68 sq m

New lease immediately available

Business rates relief available

To let: £9,500 per annum

strattoncrebercommercial.co.uk

Location

The property is situated in an established trading position on Honiton High Street which is a busy and popular retail centre with twice weekly street market and a strong reputation for the sale of antiques, books and art in addition to a thriving local trade.

The property is conveniently positioned within the heart of the town centre close to multiple retailers and independent traders including Boots, Coffee #1, and Card Factory, as well as estate agents, solicitors, and charity shops.

Honiton is a key market town for East Devon with a resident population of approximately 9,000, a good rural catchment area and benefits from a influx of tourists in the summer months.

Description

The property comprises a recently decorated self contained ground floor shop with a split level sales area, accessible WC to the front, and an office, kitchenette and storage to the rear. The main sales area benefits from a suspended ceiling with LED lighting and fitted carpets.

Accommodation

The property comprises the following approx floor areas:

Description	Sq ft	Sq.m
Ground floor sales	451	41.87
Office / Store	78	7.29
Kitchenette	58	5.42
WC	23	2.1
TOTAL:	610	56.68

Lease Terms

Offered by way of a new lease on a contributory full repairing and insuring terms at an initial rent of £9,500 per annum exclusive.

All other terms by negotiation.

Rent Deposit and References

A rent deposit and references will be required subject to covenant status.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D86

Business Rates

Rateable value: £11,750

100% Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority to understand their liability.

VAT

VAT is not applicable

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

Contact: Orla Kislingbury
Tel: (01392) 202203
Email: orla@sccexeter.co.uk



Historic photographs prior to current tenants fit out



Historic photographs prior to current tenants fit out



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