



17 New Street, Honiton, Devon, EX14 1HA

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Ground floor shop in town centre retail parade

Located close to High Street and short-stay car park

Approx: 37.56 sq m / 404 sq ft.

Immediately available

Business rates relief available to qualifying tenants

To let: £7,000 per annum (no VAT)

strattoncrebercommercial.co.uk

Location

Honiton is a key East Devon town with a resident population of approximately 12,000 plus a sizeable 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.

The property is situated in New Street, which connects with the High Street around 100 metres away. The street is popular with independent retailers and service providers, having a short-stay car park around 75 metres from the property. The street also has a number of offices and a Wetherspoons pub.

Description

A ground floor shop comprising a sales area with WC and kitchen to the rear.

The retail sales area has a plate glass frontage, gas central heating, carpeted floor and spot lighting. Water and drainage could be brought from the kitchen into the shop area.

Accommodation

Total net internal area circa 37.56 sq m / 404 sq ft.

Lease Terms

Available by way of a new effective full repairing and insuring lease at a rent of **£7,000 per annum**.

All other terms by negotiation.

Deposit and References

A deposit and references are required, subject to tenant status.

Energy Performance Certificate (EPC)

Assessed in band B (46)

Business Rates

Rateable Value: £8,100.00

Rates Payable: £3,094.20 before any applicable reliefs

Business Rates Relief is available for qualifying tenants at the full 100% rate. You are advised to contact the local authority regarding your eligibility.

VAT

VAT is not chargeable.

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

Contact: Jonathan Ling

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