

stratton creber
commercial

property consultants



Unit 7, Kingsgate Business Centre, Duchy Road, Heathpark, Honiton, EX14 1YG

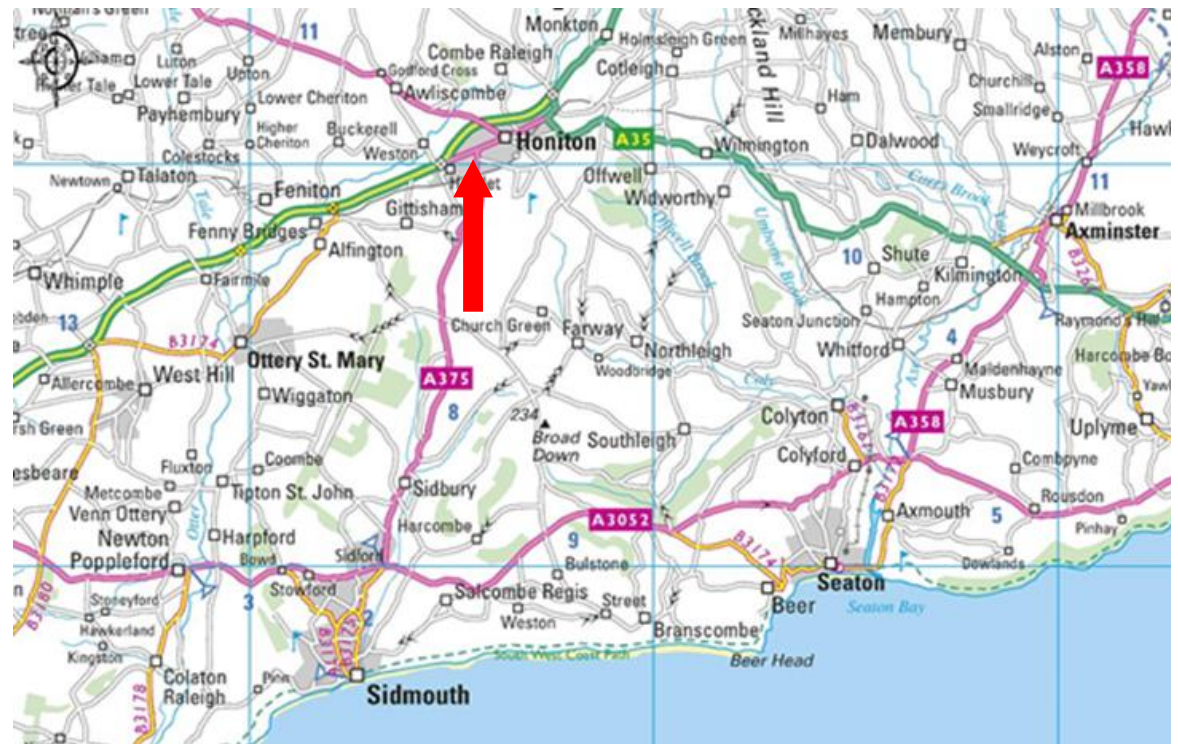
Industrial investment opportunity | Let to one tenant for last 20 years | Let to 2031 without breaks |

FRI lease, current rent £14,400 p.a. | **Guide price £210,000**

strattoncrebercommercial.co.uk

INVESTMENT SUMMARY / LOCATION PLANS

- Industrial investment property, modern detached building comprising two semi-detached units with forecourt.
- Both units let to one tenant, in occupation for around 20 years and trading as tile, bathroom and hot tub showroom.
- Lease expiry in 2026, tenant wishes to renew on long-term lease.
- Full repairing and insuring lease.
- Aggregate net rent £29,400 pa, with anticipated reversionary uplift on lease renewal.
- Offers in excess of **£210,000** for the freehold.



LOCATION

Honiton sits at the junction of the A30, A35 and A376 roads, around 16 miles east of Exeter via the A30 dual carriageway which provides a direct link to Junction 29 of the M5 motorway. Honiton has a population of circa 12,000.

The property is situated on the Heathpark Industrial Estate, which is at the town's western periphery with direct access to the A30 dual carriageway. The property is situated at the south eastern end of the estate and nearby occupiers include a gym, an indoor play centre and a number of retail and trade sales outlets.

DESCRIPTION

A mid-terrace unit constructed in the 1980s and subsequently fitted with a mezzanine covering much of the floor area.

- Steel portal frame (5 metre eaves), front elevation of brick-faced blockwork and roof of insulated metal cladding with internal insulation and translucent panels.
- Access via a sectional up-&-over loading door plus separate pedestrian door.
- Designated parking spaces on the estate
- Fit-out on mezzanine includes suspended ceilings with recessed lighting, demountable partitions and air conditioning

There are internal connecting doors to both adjacent units as the tenant occupies all three units.

ACCOMMODATION

Estimated Gross Internal Areas as follows:

	Sq.ft	Sq.m
Ground floor: warehousing, office, WC	1,454	135.12
Mezzanine: light industrial fit-out	1,234	114.62
Total :	2,688	249.74

TENANCY

Let to XTA Electronics Limited (Co Reg 02735913) by way of a renewal lease to 5th April 2031 without break options.

The passing rent is £14,400 per annum exclusive, fixed for the term.

The tenant company was incorporated in 1992 and posted accounts for the year to 31.12.25 showing net assets of £3.377 million.

BUSINESS RATES

The property is currently assessed together with the adjacent Unit 6. The business rates are payable by the tenant under the terms of the current lease.



TENURE

Held by way of a single freehold title; details on request.

PROPOSAL

The freehold interest is by way of a sale at a guide price of **£210,000**.

VAT

The property is not elected for VAT, and VAT is therefore not chargeable to the purchase price.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Unit	EPC Rating, date of expiry
Unit 7 Kingsgate Bus. Centre	D (93), expires 26th October 2031

AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser will be required to comply with procedure at the time the sale is agreed.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

FURTHER INFORMATION

Further information available from the agents.

VIEWING

Viewing is strictly by prior appointment through the sole agents:

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

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk



Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that::

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.