



114-116 High Street, Honiton, Devon, EX14 1JP

3 retail units with separate office accommodation above | Part income producing investment | Planning approval for 2 flats and 2 maisonettes | High Street location in popular market town |

Guide price: £525,000

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, 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 12,000, 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 on street parking.

DESCRIPTION

114-116 High Street, Honiton comprises a three ground floor lock up shops with two floors of independently accessed office space above.

The ground floor shops have sales areas to the front with store / staff facilities to the rear.

The office suites are accessed via a communal stair well. There is a lift but this is not currently in working order.

The first floor office suite is a light and airy open plan office. The WC's are accessed via the communal landing.

The second floor is spit into two suites. The first is partitioned to create a reception/ lobby area and two meeting room / offices. The second has an open plan office and separate meeting room. The two suites share WC facilities accessed via the communal landing.

There is an additional store to the side of the property, not currently utilised by a tenant but would be suitable for a bin store/ bike storage etc.

ACCOMMODATION

The property comprises the following approximate internal floor areas, according to the Valuation Office website.

Floor	Description	Sq.ft	Sq.m
114	Retail	595	55.24
114A	Retail	568	52.8
116	Retail	577	53.6
114-116 First Floor	Office Suite	1,412	131.2
114- 116 Second Floor Suite 1	Office Suite	555	51.6
114- 116 Second Floor Suite 2	Office Suite	653	60.7
Total:		4,360	404.74

SERVICES

It is understood mains electric, water and drainage are connected.

PLANNING AND LISTING

This property has the benefit of PDMA Prior Approval for the conversion of the first and second floor offices into two maisonettes and two flats.

Full details of the planning can be found on the East Devon Planning portal:
<https://planning.eastdevon.gov.uk/online-applications/>

Planning reference: 23/0705/PDMA

ENERGY PERFORMANCE CERTIFICATES (EPCs)

EPC	Rating
114	E106
114A	To be confirmed
116	C56
First Floor 114-116	To be confirmed
Second Floor 114-116 (1)	To be confirmed
Second Floor 114-116 (2)	To be confirmed

TENANCY SCHEDULE

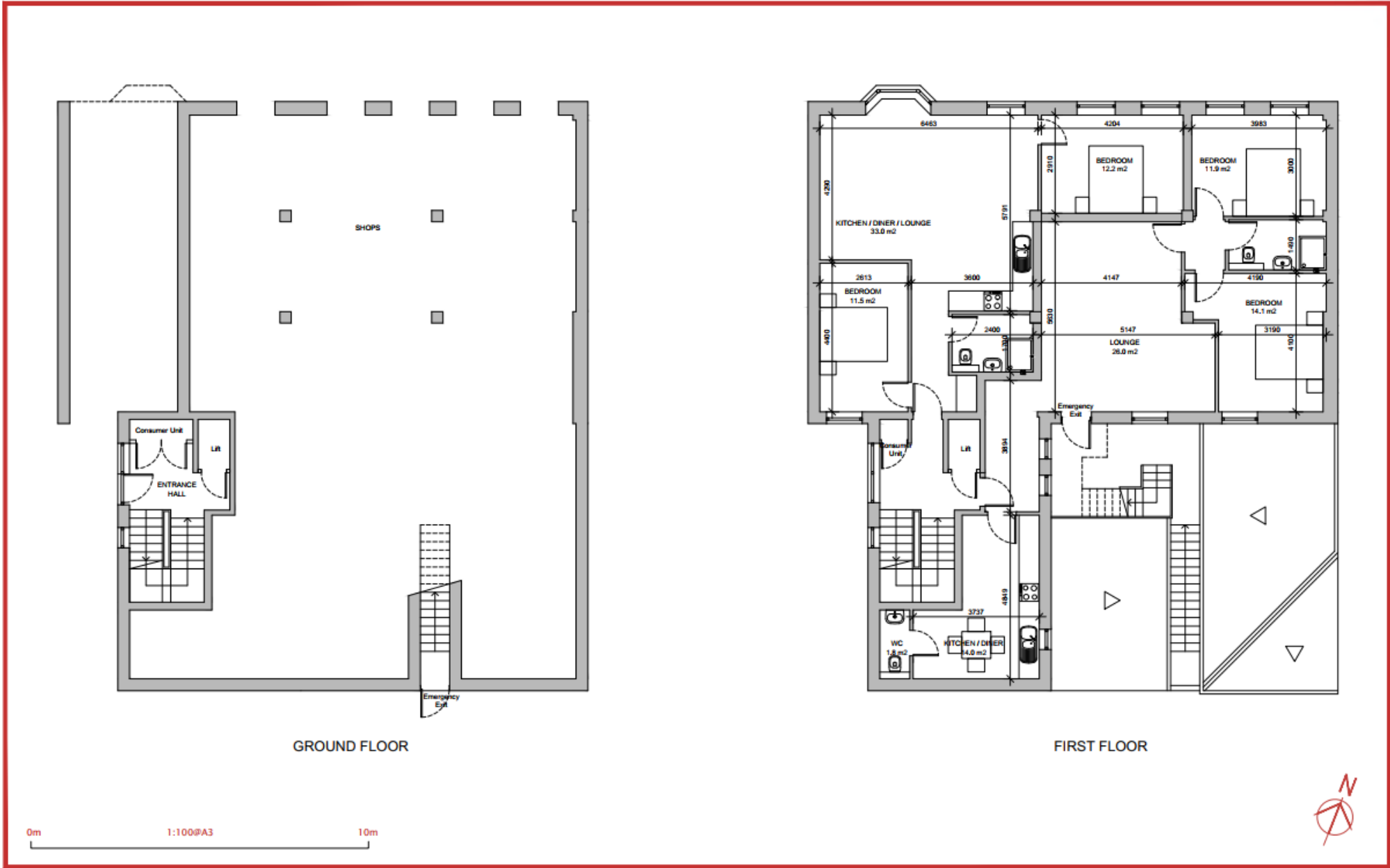
The first and second floor offices are vacant.

The three ground floor units are full let. Full details are available on request.

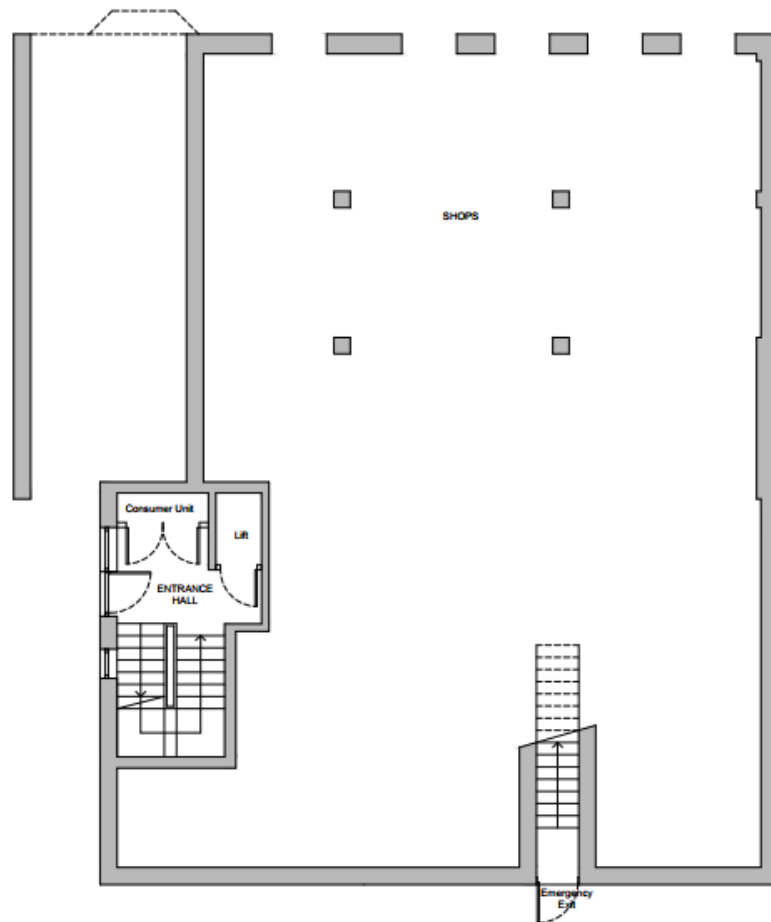
PHOTOGRAPHS



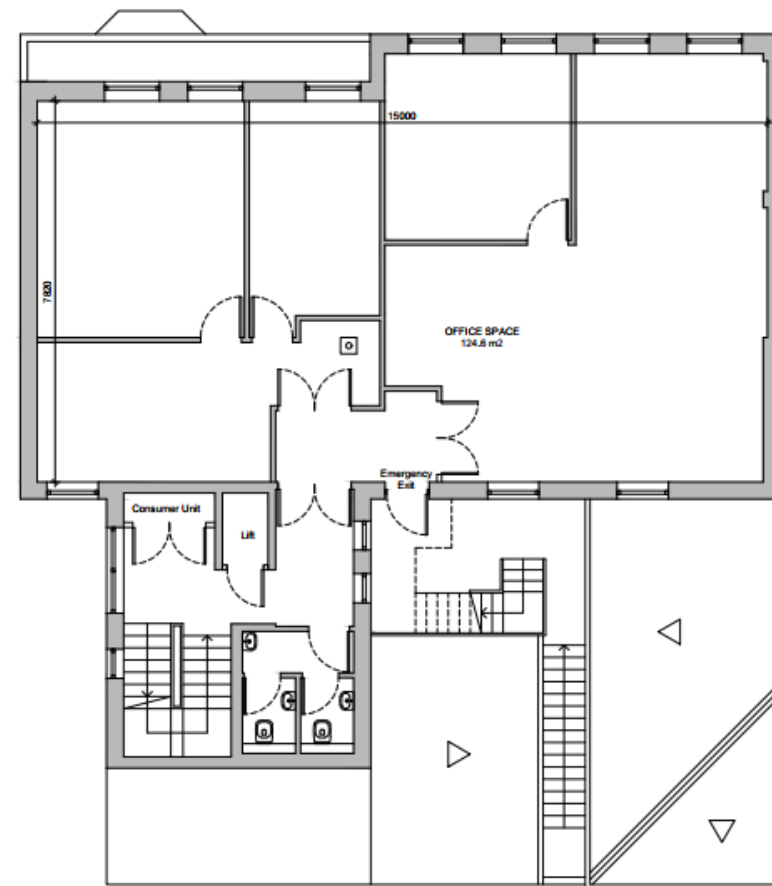
FLOOR PLAN - EXSISTING



FLOOR PLAN - EXSISTING



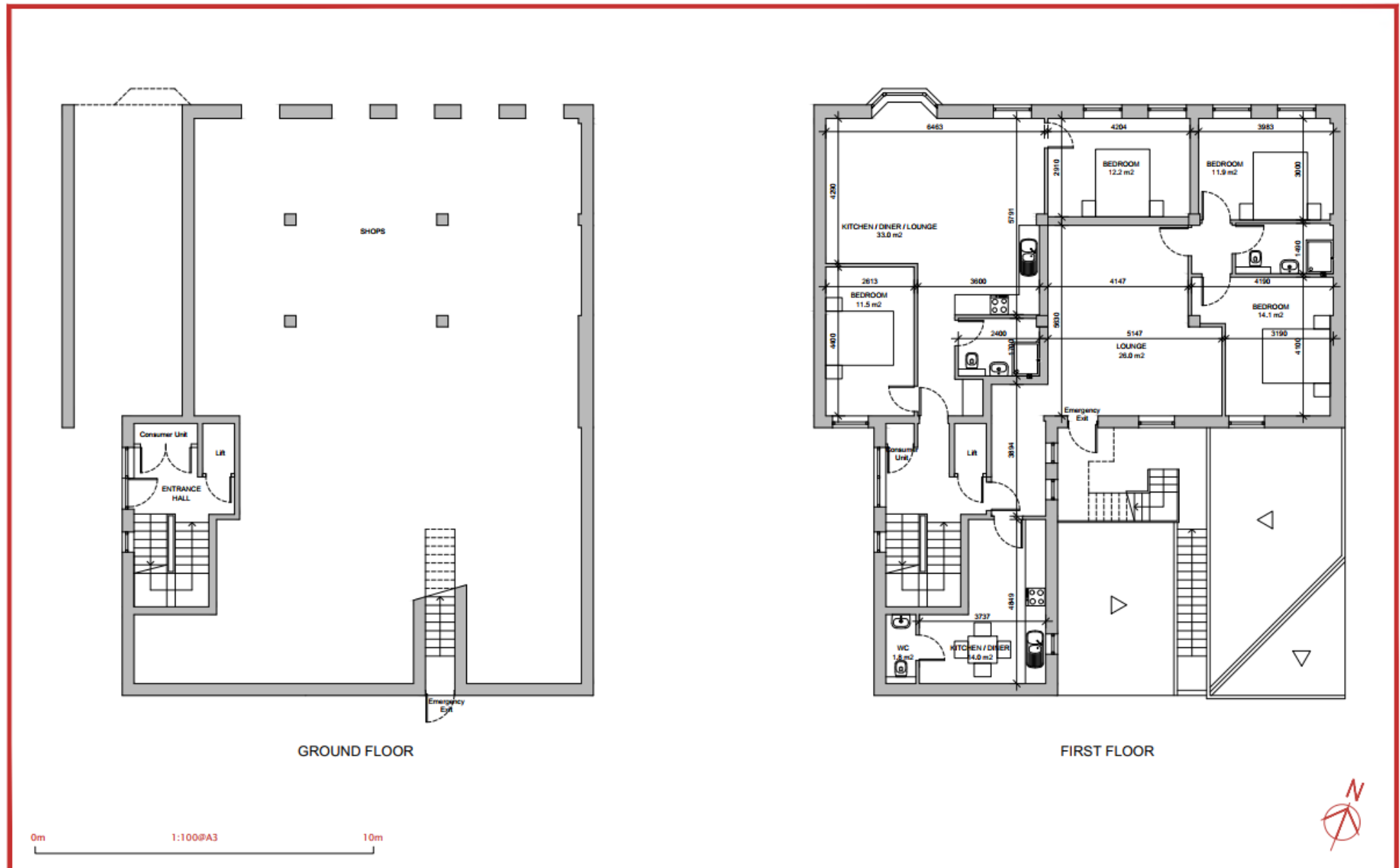
GROUND FLOOR



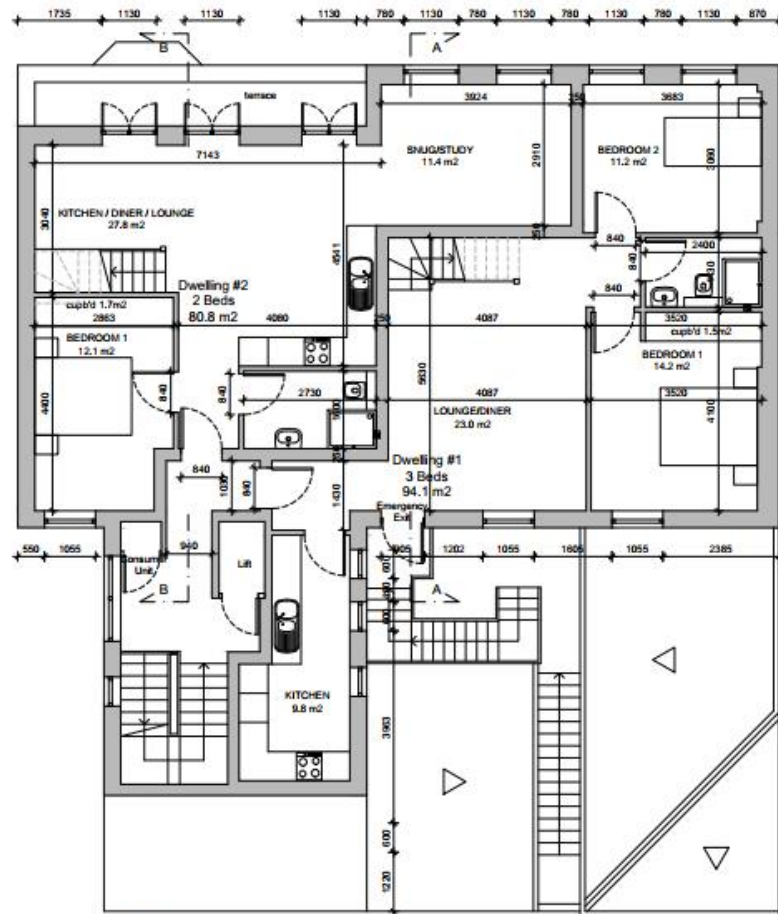
AS EXISTING SECOND FLOOR

0m 1:100@A3 10m



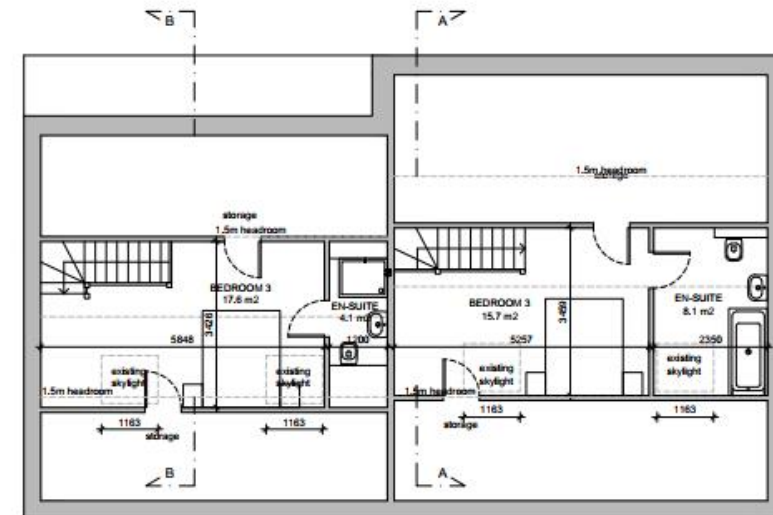
FLOOR PLAN - PROPOSED

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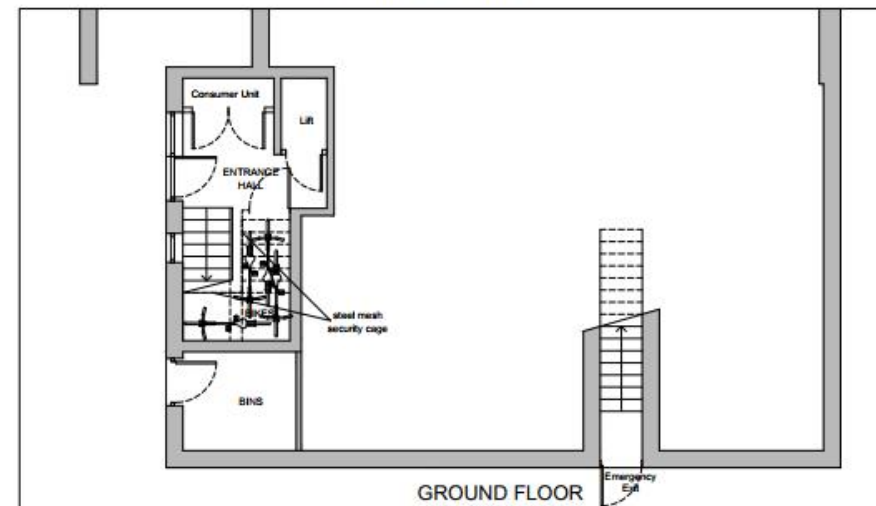


Note: ceiling height of all floor area is above 2.3m

PROPOSED SECOND FLOOR



PROPOSED LOFT SPACE



GROUND FLOOR

0m 1:100@A3 10m



PROPOSAL - SALE

The property is offered for sale Freehold, at a guide price of **£525,000** Please contact agent for further details.

BUSINESS RATES

The Business Rates for this property are as follows:

114 High Street
Rateable Value: £8,600.00
Rates Payable: £4,291.40

114A High Street
Rateable Value: £8,700.00
Rates Payable: £4,341.30

116 High Street
Rateable Value: £8,600.00
Rates Payable: £4,291.40

First Floor 114/116
Rateable Value: £8,800.00
Rates Payable: £4,391.20

Second Floor Suite 1 114/116
Rateable Value: £4,250.00
Rates Payable: £2,120.75

Second Floor Suite 2 114/116
Rateable Value: £4,300.00
Rates Payable: £2,145.70

100% Business Rates Relief is available for qualifying tenants. Tenants are advised to contact the local authority for more information.

VAT

VAT is applicable to this sale.

AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser or tenant 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.

VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the sole agents:

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

Contact: Vicky Bandyszewska
Tel: (01392) 202203
Email: vicky@sccexeter.co.uk



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