

Key Facts

- Prominent location fronting New Street adjacent to Honiton's High Street
- Retail unit with integrated and separate access to maisonette above.
- Shop 393 sq ft. plus store and WC.
- Two double bedroomed maisonette of 1,140 sq ft. (GIA)
- Available for sale freehold with vacant possession at £210,000.

Location

The premises are prominently located on the north side of New Street close to it's junction with Honiton's High Street and principle retail frontage.

Honiton is a busy market town with a resident population of 12,000 benefitting from a large catchment area. The town is just off the A30 London to Penzance Trunk Road within a short drive of Devon's county town of Exeter and provides an attractive area to live at the foot of the Blackdown Hills.

Description

The property comprises a ground floor retail unit with glazed frontage to New Street and a good sized two bedroomed maisonette at first and second floor levels that can be accessed integrally or independently.

The shop is arranged as a principle sales area beyond which is a store and WC.

The maisonette comprises a living room, a kitchen and a bathroom on the first floor with two double bedrooms at second floor level.

Floor Areas

Shop (NIA)

 Sales
 36.56 sq m.
 393 sq ft.

 Store
 4.83 sq m.
 52 sq ft.

 Total:
 41.35 sq m.
 445 sq ft.





Maisonette (GIA)

 Second Floor
 52.99 sq m.
 570 sq ft.

 First Floor
 52.99 sq m.
 570 sq ft.

 Total:
 105.99 sq m.
 1,140 sq ft.

Services

Mains water, drainage and electricity are connected.

Business Rates

The Valuation Office website shows the shop to have a current rateable value of £7,300 per annum. Small business rates relief of up to 100% is available for certain occupiers where rateable values are less than £15,000 pa.

Energy Performance Certificate

The ground floor shop has an energy Asset Rating of 'C64'. A full copy of the EPC is available upon request.

The maisonette has an energy Asset Rating of 'F35'. A full copy of the EPC is available upon request.

Sale Price

The property is available for sale freehold with vacant possession at a guide price of £210,000.

VAT

We are advised the premises are not registered for VAT therefore VAT will not be payable on the purchase price.

Viewings

Strictly by appointment with sole agents:-Joseph Hughes / Zack Dennington,

30Seph Hughes / Zack Denning

9 Hammet Street,

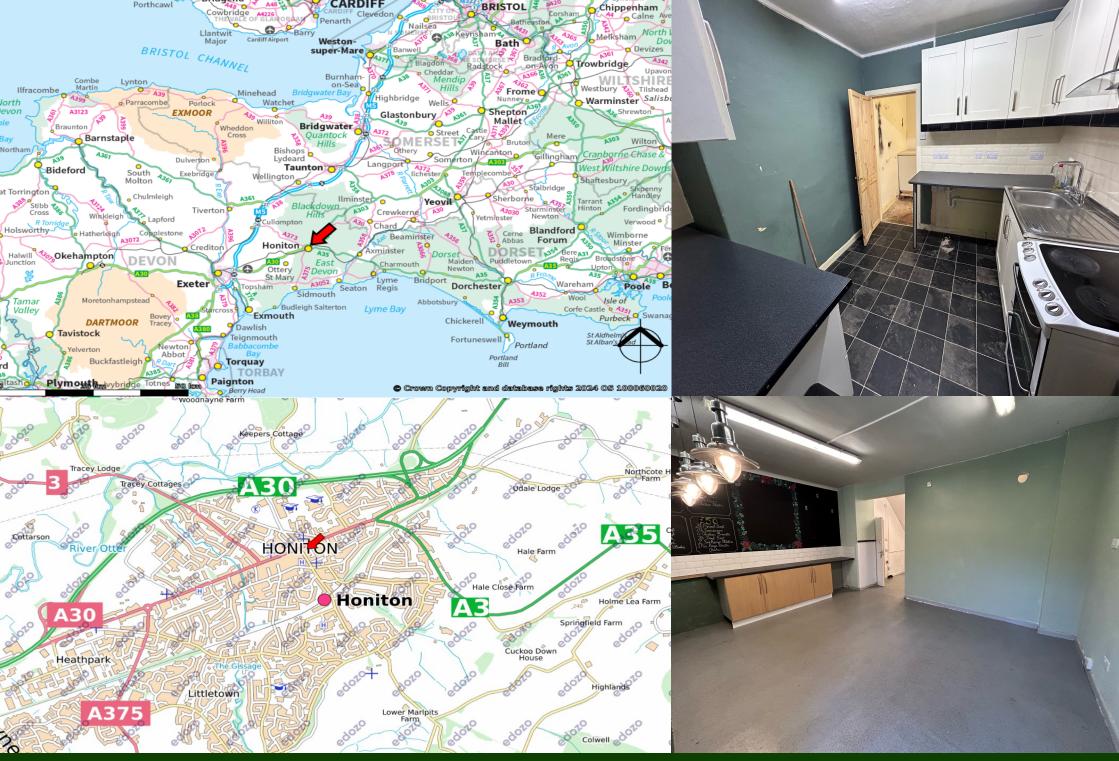
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