

gth



Shop & Maisonette For Sale

2 New Street, Honiton, EX14 1EY

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 its 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	<u>4.83 sq m.</u>	<u>52 sq ft.</u>
Total:	41.35 sq m.	445 sq ft.





Maisonette (GIA)

Second Floor	52.99 sq m.	570 sq ft.
First Floor	<u>52.99 sq m.</u>	<u>570 sq ft.</u>
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,
9 Hammet Street,
Taunton,
Somerset,
TA1 1RZ

T: 01823 334455

E: joseph.hughes@gth.net / zack.dennington@gth.net

