



Commercial Unit at Slade Rise





# Commercial Unit at

Payhembury, Honiton, EX14 3HR

Exeter 14 miles M5 at Cullompton (Junction 28) 6.5 miles;

High quality let commercial units with future planning potential (subject to application).

- Finished in 2024
- Gross annual income xxxx
- High quality finish
- EPC BAND A
- Fully let
- Up to 6 units
- Freehold
- Current rateable value £4,100

Guide Price £275,000

## SITUATION

Positioned with the heart of the village Payhembury, these let commercial units are phase 1 of the nearby Slade Rise development, helping to provide employment space within the village, the nearby development is for 9 new high quality homes.

Located in the gently undulating countryside of East Devon part way between the A30 near Ottery St Mary and M5 at Cullompton to the North West, the village of Payhembury is home to a thriving community, including a wide range of clubs, groups and societies. There is a richly praised primary school, community run shop and the Six Bells Inn.





The small town of Ottery St Mary is within easy reach and is serviced by a range of facilities including the much revered The King's Secondary School.

The neighbouring village of Feniton hosts a mainline rail station on the Exeter to London Waterloo line, whilst a direct service from Penzance to London Paddington is offered via Tiverton Parkway station to the North. For travel further afield, Exeter airport offers domestic and international flights to an ever increasing range of destinations.

### DESCRIPTION

Built in 2023/24, the units are fully let on flexible rolling terms, offering quality facilities that have driven high occupancy. Gross income is approximately £16080 per year.

Constructed to a high standard in brick with a slate roof, the building features PV panels, excellent insulation, and shared kitchen and cloakroom facilities. It includes six car parking spaces, bike stations, and ramp access to the main entrance.

The ground floor contains two approx. 44 sqm spaces with generous natural light from double doors and windows. An entrance hall sits between them, leading to stairs, a disabled-access cloakroom, and a storage area.

Upstairs, the first floor is divided into four offices with a kitchenette and cloakroom. The largest office connects to the ground floor via a spiral staircase, forming a combined unit.

### PLANNING CONSENT

This part of the scheme was approved for Use Class B1(a), now classified as Use Class E.

There may be potential for conversion to residential use (Class C3), subject to the building being in Class E use for at least 2 years and vacant for 3 months prior to a prior approval application. Independent planning advice is recommended.

### VAT

Please note the vendor has opted tax and there will be VAT payable on the purchase price.

### SERVICES

Mains water, electric and drainage. Heating by air-source heat pump. Photovoltaic panels fitted on the roof. Up to Ultra-fast broadband available (upto 950 Mbps), mobile signal outside with Three, O2, EE and Vodafone (Ofcom). Commercial Unit EPC rating A





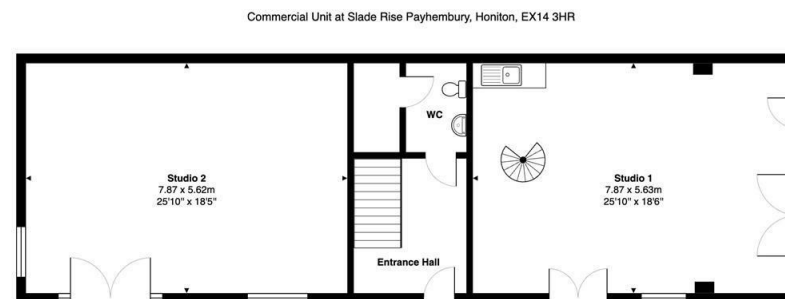
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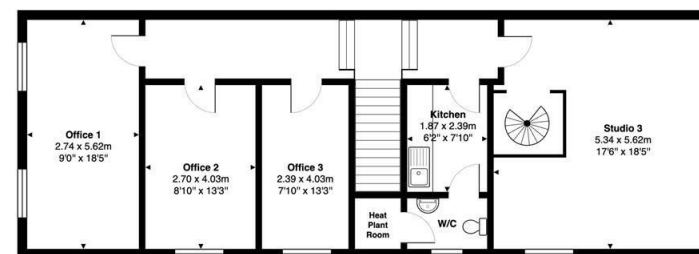
Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885



Ground Floor



First Floor

Total Area: 199.9 m<sup>2</sup> ... 2152 ft<sup>2</sup>

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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