

4 – 6 New Street Honiton EX14 1EY

Both shops are well presented, with modern shop fronts and suspended ceilings with inset lighting.

The property occupies a prominent trading location in the heart of the town, which is home to a wide range of thriving local traders. Nearby occupiers include W.H Smiths, Boots, NatWest & Lloyds banks.

Accommodation

The retail elements provided the following approximate dimensions prior to tenant fit out.

NUMBER 4

Ground Floor

SHOP - Frontage - 16'6 overall depth 58'6.
Retail area – 466 square feet approximately.

STORE - 10 Square feet

First Floor

STORE - 460 square feet approximately

Second Floor

STORE – Store and staff room. WC. 500 square feet

NUMBER 6

Ground Floor

SHOP – Frontage - 16'6. Overall depth 57'6.
Retail area – 800 square feet approximately.

STORE 120 square feet approximately

First Floor

SELF CONTAINED FLAT comprising:

LIVING ROOM – 6.5m x 3.6m (21'6 x 11'9)

KITCHEN/BREAKFAST ROOM – 4.45m X 3m (14'6 X 10')

BEDROOM ONE 5.2m x 3.15m ((17' X 10'3)

BEDROOM TWO 5.1m x 2.9m (17' x 9'6) Maximum

BEDROOM THREE 4m x 2.75m (13'3 x 9') Maximum

BATHROOM / WC 2.7m x 2.4m (9' x 8')

ROOF GARDEN

TENANCIES

Number 4 and the ground floor of number 6 are let to Goodenough (St.Austell) Limited, (trading as Clarks Shoes) for a period of 4 years from 1 May 2023 at a rental of £22,000 per annum. The lease is held on effectively full repairing and insuring terms.

The first floor flat is currently let on a periodic tenancy at a rent of £700 per month.

TOTAL RENT £30,400 per annum

VAT The property is not registered for VAT.

SHOP EPC: C **FLAT EPC: D**

REF: DHS02394

VIEWING Strictly by appointment with the agents.

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



New Street, Honiton



INVESTMENT OPPORTUNITY

**RETAIL UNITS WITH FIRST AND SECOND FLOOR
STORAGE PLUS SELF CONTAINED FLAT.**

OIRO £425,000 FREEHOLD

The property comprises two interconnecting retail units, with first and second floor storage over number 4 and a self contained flat over number 6.

Honiton is a busy market town with a population approaching 12,000 and significantly larger hinterland.

