



**STAGS**

8-and-a-half High Street, Honiton, EX14 1PU

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Attractive retail premises located at the top of the Eastern end of the High Street.

- Gross Internal Floor Area 24sq.m
- Retail/Office space with useful ancillary accommodation
- Good Frontage
- Available on a new lease
- Flexible terms
- Early viewing highly recommended

£5,000 Per Annum

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



## LOCATION

Honiton is a busy market town which benefits from a wide catchment area drawing from a large number of smaller towns and villages in the surrounding area.

The property is located on the south side of the High Street, a busy and well established trading street and the main thoroughfare through the town centre. The town comprises a good mix of independent traders and High Street names plus Market stalls on a Tuesday and Saturday.

## DESCRIPTION

The single storey lock up premises with useful ancillary space to include retail/office area which has been separated by a partitioned wall providing a store room, small rear store and cloakroom.

The building has most recently been used as a specialist bakery, and previously to that a printing business.

The premises will be available with full vacant possession.

Please note that there is no parking available with the property.

The accommodation briefly comprises:

RETAIL AREA; Imposing and attractive bay window to front with stripped flooring - 3.06 x 5.03 (5.80 into bay)

STORE AREA; With stripped flooring - 3.24 x 1.94  
(The two areas are currently separated by a partitioned wall overall area approx. 24 sq m (258 sq ft))

REAR STORE & CLOAKROOM; With Stripped flooring, kitchen/workshop area, WC & wash hand basin

Rear Door Access

## TENURE

The premises is available on a flexible lease term by negotiation. Please contact the Agents for further details.

## RATEABLE VALUE

2017 List: £3,200

Please note this is not Rates Payable. 100% Rate relief will be available for eligible parties qualifying for Small Business Rates Relief. Interested parties are advised to contact the Local Authority, East Devon District Council

## SERVICES

Mains electric, water and drainage are connected to the premises.

## VIEWING

Viewing by prior appointment with the Agents, Stags. Tel 01404 42553 email:- rentals.honiton@stags.co.uk

## CODE FOR LEASING BUSINESS PREMISES

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



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@StagsProperty



Energy Efficiency Rating		Current	Potential
3 (Very energy efficient - lower running costs)			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	27-38		
G	1-26		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	