



114 High Street, Honiton, EX14 1JP

Modern ground floor retail space situated in heart of the popular market town of Honiton.



- Gross Internal Floor Area 64 sq.m
- Retail/Office space with useful ancillary accommodation
- Good Frontage
- Available on a new lease
- Flexible terms
- Early viewing highly recommended
- Rent is Plus VAT

£10,000 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.

This ground floor retail/office space is situated on 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

A ground floor lock up with useful ancillary space to include retail or office space, kitchen area, cloakroom, store room and rear access.

The retail space was previously used as a sports shop, new tenants would have the opportunity to utilise the current fixtures and fittings which have been left.

Alternatively the shop is suitable for other trades and uses and will be available with full vacant possession.

The accommodation briefly comprises:

FRONT RETAIL / OFFICE SPACE approx. 12.13m x 3.88m

This includes a small partitioned area

REAR HALLWAY

KITCHEN AREA approx. 2.00m x 1.50m

CLOAKROOM

STORE ROOM approx. 1.74m x 1.50m

Rear Door Access

## TENURE

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

## RATEABLE VALUE

Current rateable value (1 April 2023 to present); £8,600

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.

## 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)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS  
01404 42553  
[rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	