

## 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



HARRISON  
LAVERS &  
POTBURY'S



## INVESTMENT OPPORTUNITY

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

**OIRO £350,000 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.



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