



**42 High Street
Honiton
Devon
EX14 1PJ**

**Town centre retail unit
to let**

- Lock-up shop premises with good frontage in the town centre.
- Retail area of 56.66 Sq m (610 Sq ft) plus disabled WC and kitchen area.
- Good retail frontage to High Street.
- Self-contained, practical space.

LOCATION

Honiton is a popular market town with twice weekly street market. Located between Taunton and Exeter within easy reach of the East Devon coastline. The town has good access to the M5 motorway at Junction 29 via the A30 which is dual-carriageway.

DESCRIPTION

Glazed frontage: 2.66m
Internal width: 3.80m - 4.78m
Internal depth: 9.29m

The property has good frontage onto the High Street with a plate glass window to front. The retail unit has been fitted out to a high standard with spotlights and LED lighting. The unit has storage cupboards, a disabled WC to rear, a kitchen of 2.51m x 1.55m, rear store of 4.16m x 2.66m and second store of 3.12m x 1.80m.

Currently the retail area and the store area is divided by a partitioned wall which could easily be removed if required.

Rear communal outside yard for bin storage and housing a further storage building.

There is parking for 1 vehicle available by separate negotiation.

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

VIEWING

All viewings should be made through the sole agent, Carter Jonas. Contact Stephen Richards to arrange:

T: 01823 428 590 | M: 07968 216 596

E: stephen.richards@carterjonas.co.uk

TENURE & RENTAL

The retail premises is available to let at a quoting rent of £7,000 per annum plus VAT on flexible terms to be agreed.

BUSINESS RATES

According to the Valuation Office website, the premises is assessed as the following:

Rateable Value: £10,750

For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq m	Sq ft
Retail area	35.30 - 44.41	380 - 478
Rear store	11.07	119
Store 2	5.62	60
Kitchen	3.89	42
Disabled WC		

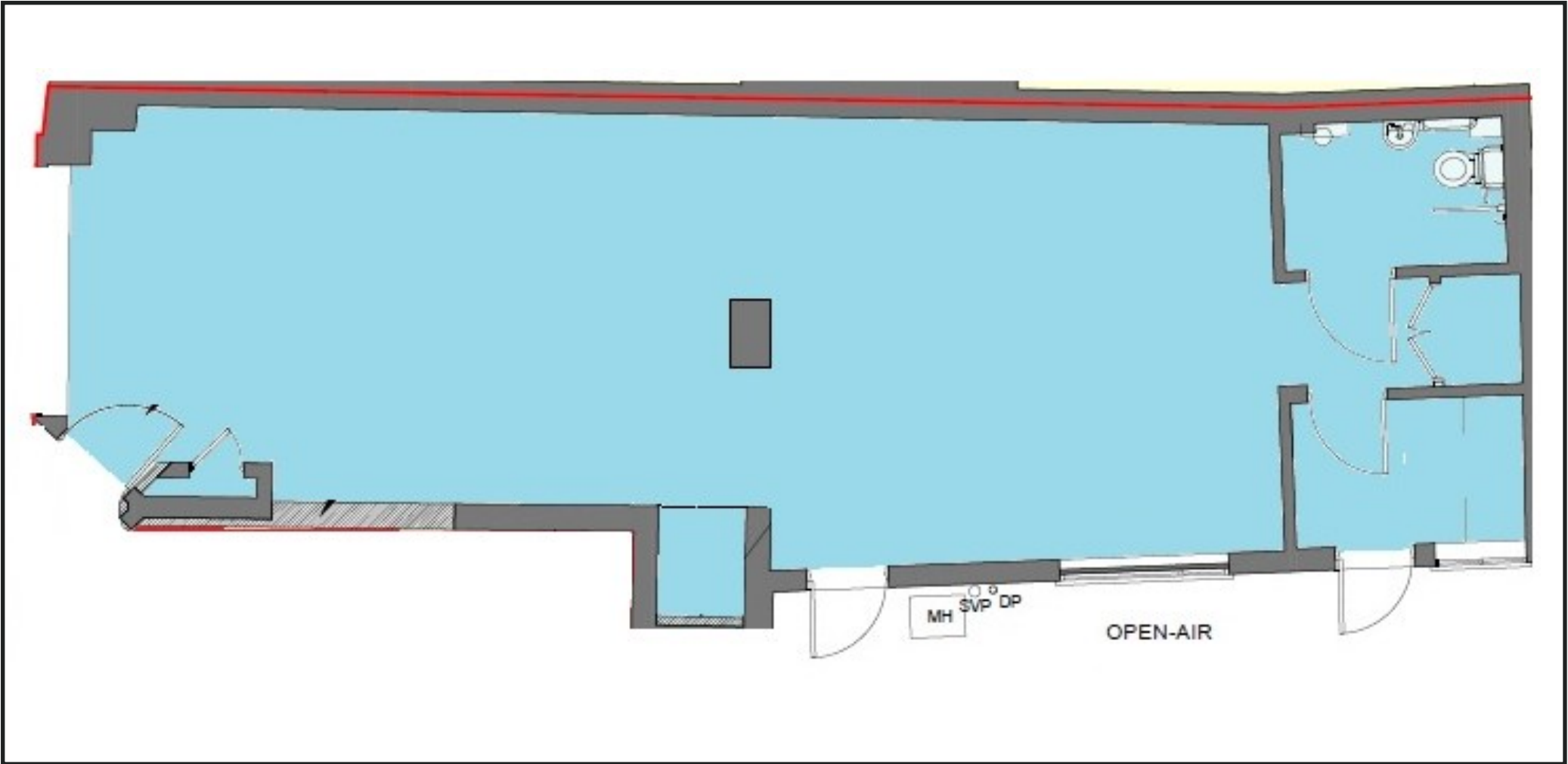
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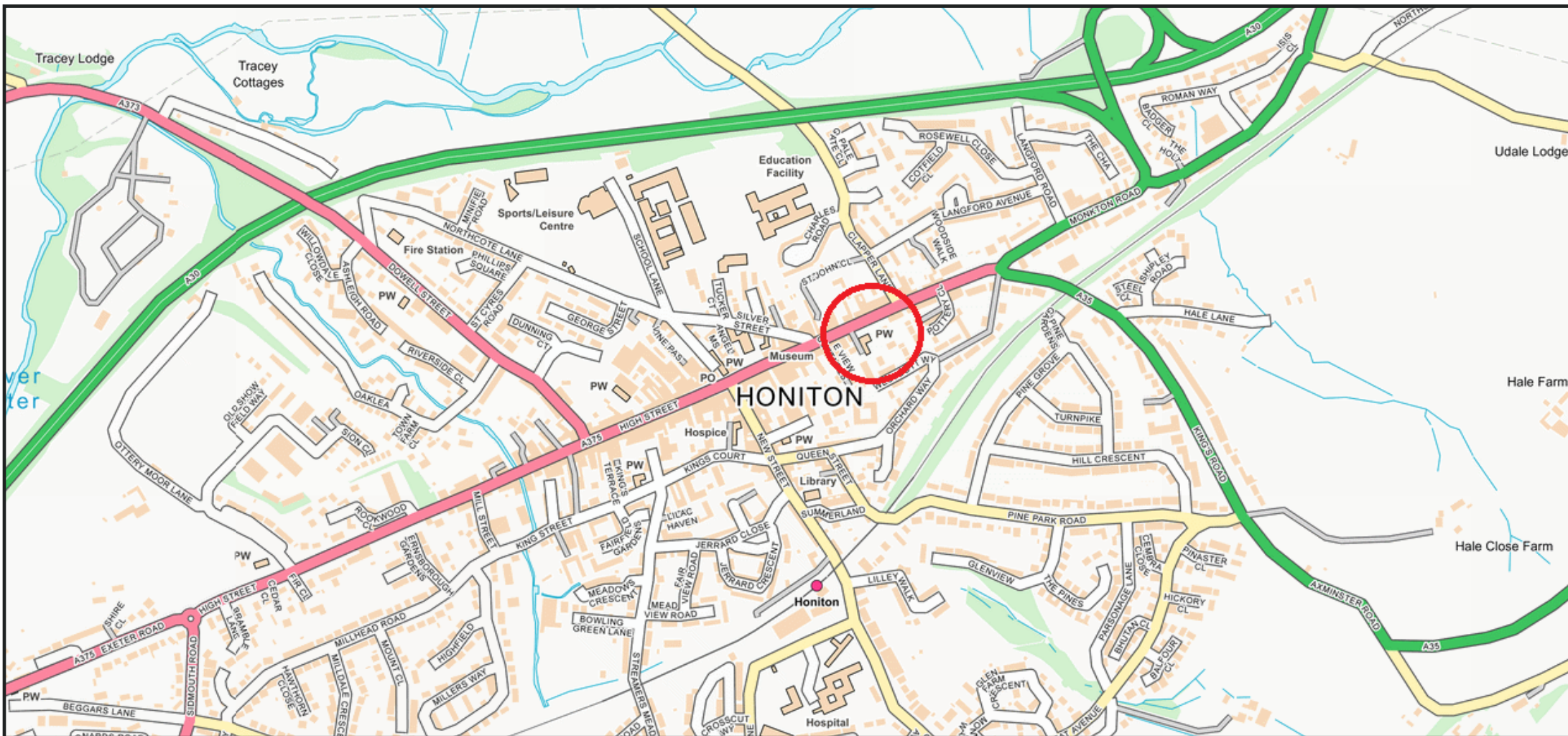
EPC rating: B.



SUBJECT TO CONTRACT

Floorplan





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

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E: stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

IMPORTANT INFORMATION

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