



To let

First floor offices, Dolphin Court, High Street,
Honiton, Devon, EX14 1HT

Viewing by prior appointment
with Jonathan Ling:

(01392) 202203
jonathan@sccexeter.co.uk

Commercial premises in town centre location

Self-contained suite of 1,946 sq.ft (180.8 sq.m)

Refurbished and configured as co-working spaces,
but suited to alternative commercial uses

Rent: £22,500 p.a. exclusive

Location

Honiton is a thriving and affluent market town which is known for its antiques shops and houses a weekly street market. The town has dual carriageway access the M5 motorway at Exeter via the A30, around 14 miles to the west., and trunk road access to the east via the A303.

The property forms part of Dolphin Court, a pedestrian walkway which connects the High Street with one of the town's main car parks.

Description

A self-contained unit on first floor level, with own front door at ground floor level and stairs to the first floor. It is current configured as 11 office-style rooms of varying sizes, plus a store room and WCs, all accessed via a central corridor. There are kitchen facilities in the largest room.

The specification of the suite includes gas-fired central heating, air con to the largest room, security alarm and intercom door entry system.

The rooms have been designed with a contemporary feel and each has its own distinctive style. Most have vinyl flooring but with carpet to one room and in the circulation areas.

The suite is separately metered for all mains utilities.

Accommodation

Approximate Net Internal Area 1,946 sq.ft (180.8 sq.m), (includes excludes corridors, lobbies and WCs).

Lease Terms

The suite is offered by way of a new effective full repairing and insuring lease at an initial rent of **£22,500 per annum exclusive**.

A service charge applies in respect of the landlord's costs of maintaining and insuring the building; details on request.

Business Rates

The suite has a Rateable Value of £13,000 and the rates payable in the year 2026/27 are understood to be £5,616 before any reliefs are applied.

Small Business Rates Relief is available to qualifying occupiers in respect of this property and could reduce the rates payable by 66.6% in the current year. You are advised to contact the Commercial Rates Department of East Devon District Council.

VAT

VAT is applicable to the rent and service charge.

Broadband/connectivity

A report detailing the broadband services available to this property, and the relative speeds they may offer, is available on request.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Energy Performance Certificate

Assessed in band E.

Viewing & Further information

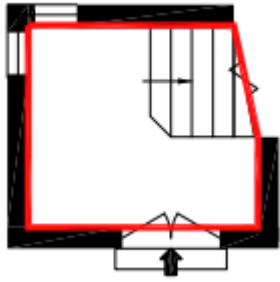
Strictly by appointment through the sole agents:

Stratton Creber Commercial

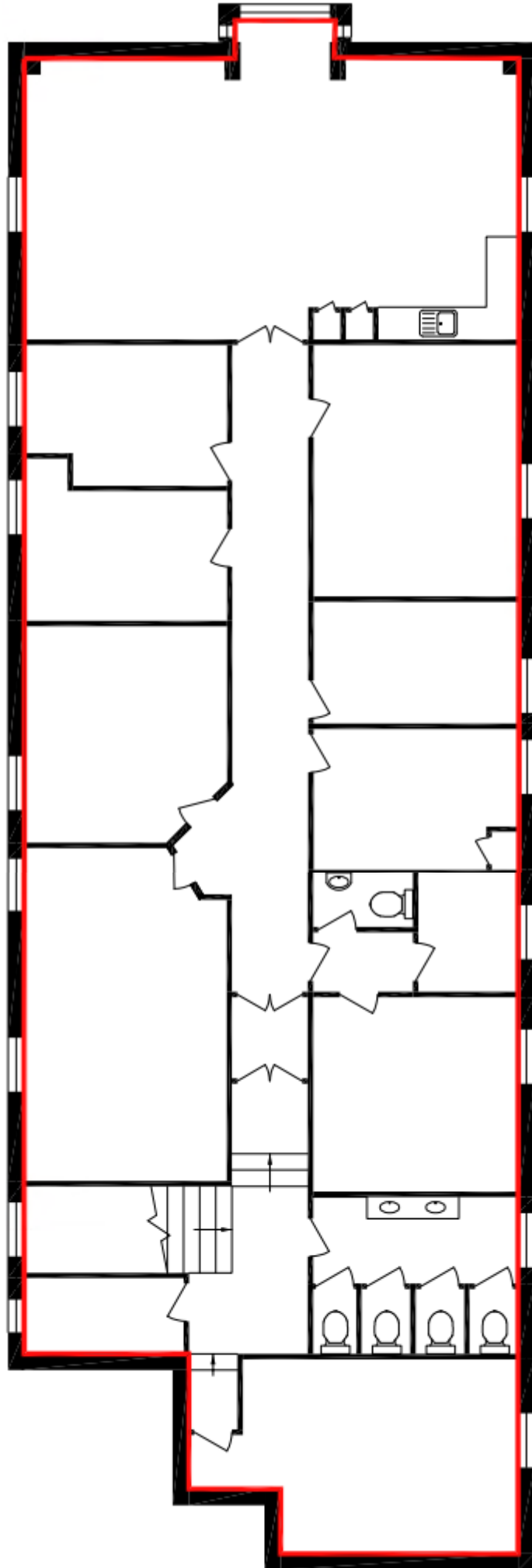
Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk

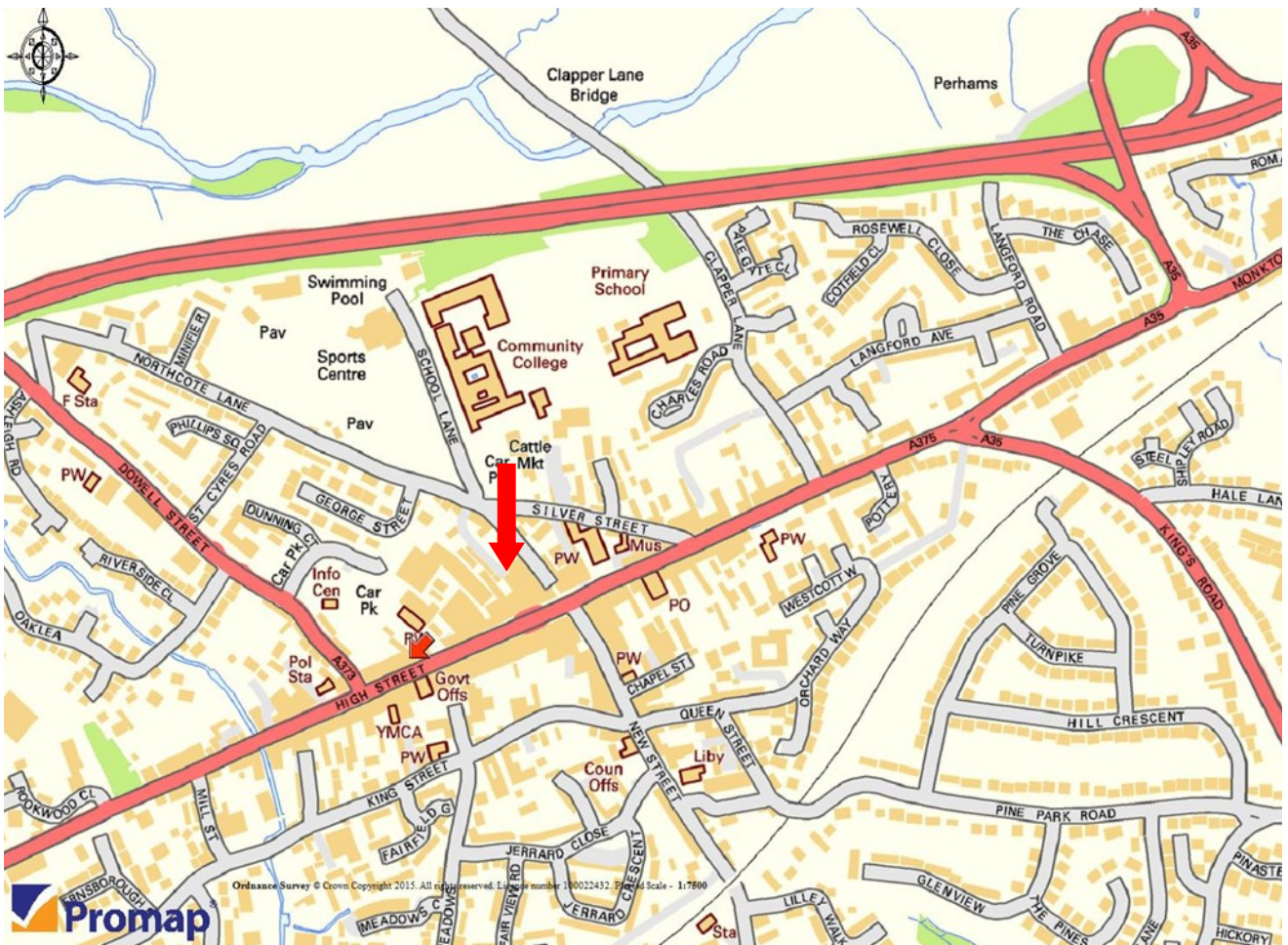


GROUND FLOOR



FIRST FLOOR





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