



## 112 High Street, Honiton, EX14 1JP

# To let

Viewing by prior appointment  
with Vicky Bandyszewska

**(01392) 202203**

[vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)

Well presented High Street shop premises

Suitable for retail, office, hair and beauty

Approximately: 610 sq ft / 56.68 sq m

New lease immediately available

Business rates relief available

To let: £9,500 per annum

## Location

The property is situated in an established trading position on Honiton High Street which is a busy and popular retail centre with twice weekly street market and a strong reputation for the sale of antiques, books and art in addition to a thriving local trade.

The property is conveniently positioned within the heart of the town centre close to multiple retailers and independent traders including Boots, Coffee #1, and Card Factory, as well as estate agents, solicitors, and charity shops.

Honiton is a key market town for East Devon with a resident population of approximately 9,000, a good rural catchment area and benefits from a influx of tourists in the summer months.

## Description

The property comprises a recently decorated self contained ground floor shop with a split level sales area, accessible WC to the front, and an office, kitchenette and storage to the rear. The main sales area benefits from a suspended ceiling with LED lighting and fitted carpets.

## Accommodation

The property comprises the following approx floor areas:

Description	Sq ft	Sq.m
Ground floor sales	451	41.87
Office / Store	78	7.29
Kitchenette	58	5.42
WC	23	2.1
<b>TOTAL:</b>	<b>610</b>	<b>56.68</b>

## Lease Terms

Offered by way of a new lease on a contributory full repairing and insuring terms at an initial rent of £9,500 per annum exclusive.

All other terms by negotiation.

## Rent Deposit and References

A rent deposit and references will be required subject to covenant status.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D86

## Business Rates

Rateable value: £11,750

100% Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority to understand their liability.

## VAT

VAT is not applicable

## Legal Costs

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

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Vicky Bandyszewska  
Tel: (01392) 202203  
Email: [vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)



Historic photographs prior to current tenants fit out



Historic photographs prior to current tenants fit out



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