



TO LET – SHOP PREMISES

566 sq.ft./52.5 sq.m. Overall including:

- 350 sq.ft./32.5 sq.m. of Retail
- 216 sq.ft./20 sq.m. of Ancillary Retail/Storage & Kitchen



**SHOP PREMISES,
63 HIGH STREET, HONITON, EX14 1PW**

LOCATION:

Honiton is a key market town for East Devon with a resident population of approximately 12,000 and a good rural catchment area. The town is popular with regular street markets and a strong reputation for antiques, books and art in addition to a thriving local trade.

DESCRIPTION:

63 High Street is a lock up shop, with frontage onto the high street. Neighbouring occupiers include retail, office, cafe and restaurant outlets. There is ample street parking and market car park, all nearby.

ACCOMMODATION: (floor areas based on Net Internal Area as defined in the RICS Code of Measuring Practice):

GROUND FLOOR

Front Door and Retail space	350 sq. ft. 32.5 sq.m.
Secondary Retail, Storage and kitchen	216 sq. ft. 20 sq.m.
WC and external storage	Measurement not included

PROPOSED RENT: Subject to Negotiation – Guide £8500 per annum.

PROPOSED TERMS: Internal repairing and insuring lease on terms to be agreed.

RATES: Rateable Value: from April 2023 £6,400– below the £12,000 threshold for 100% small business rate relief.

PLANNING: The property has an established retail use within Class E of the Town and Country Planning Use Classes Order.

ENERGY PERFORMANCE CERTIFICATE: D (Copy available on request)

CONDITIONS:

1. All figures are exclusive of VAT.
2. The parties are to be responsible for their own legal fees.

VIEWING: By appointment please through Mettam Ware, Telephone 01884 251105.

DECLARATION: Please note that the partners of Mettam Ware are also directors of a company with an ownership interest in this property.

Mettam Ware for themselves and for the vendor or lessor of this property whose agents they are give notice that: i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Mettam Ware or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser or lessee must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Mettam Ware nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.