



52 High Street, Honiton, Devon EX14 1PQ

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Modern ground floor office space in the town centre of the popular market town of Honiton.

- Gross Internal Floor Area 38sq.m
- Retail/Office space with useful ancillary accommodation
- Good Frontage
- Available on a new lease
- Flexible terms
- Early viewing highly recommended

£9,000 Per Annum

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)

## LOCATION

Honiton is a busy market town which benefits from a wide catchment area drawing from a large number of smaller towns and villages in the surrounding area.

This ground floor office space is situated on the High Street, a busy and well established trading street and the main thoroughfare through the town centre. The town comprises a good mix of independent traders and High Street names plus Market stalls on a Tuesday and Saturday.

## DESCRIPTION

A ground floor lock up with useful ancillary space to include office space, kitchen area, shower room and rear access.

The building is currently used by Jarman Ward Chartered Surveyors and is an ideal office space, a potential tenant would have the opportunity to discuss fixtures and fittings and other equipment directly with the current owners.

Jarman Ward will retain the meeting rooms and offices to the second and third floor for their limited use.

The ground floor office space will be available with full vacant possession.

The accommodation briefly comprises:

COMMUNAL FRONT DOOR;

FRONT OFFICE WIDTH approx. 4m

FRONT OFFICE DEPTH approx. 7.75m

KITCHEN AREA approx. 2.7m x 2.6m

SHOWER ROOM/WC

Rear Door Access

## TENURE

The premises is available on a flexible lease term by negotiation. Please contact the Agents for further details.

## RATEABLE VALUE

2017 List: £8,600

Please note this is not Rates Payable. 100% Rate relief will be available for eligible parties qualifying for Small Business Rates Relief. Interested parties are advised to contact the Local Authority, East Devon District Council

## SERVICES

Mains electric, gas, water and drainage.

The utilities are shared by the offices above and Jarman Ward will contribute towards all bills, amounts to be agreed

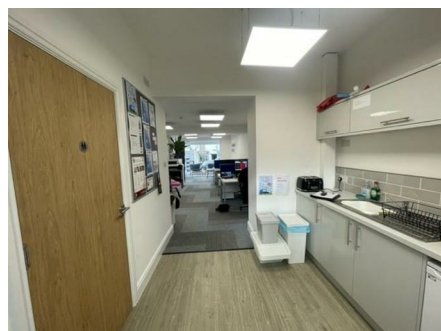
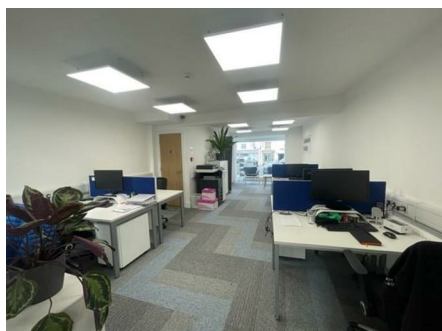
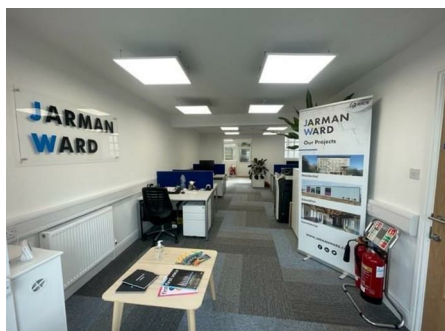
## VIEWING

Viewing by prior appointment with the Agents, Stags. Tel 01404 42553 email:- rentals.honiton@stags.co.uk

## CODE FOR LEASING BUSINESS PREMISES

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



Bank House, 66 High Street, Honiton, Devon, EX14 1PS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
382 plus) A		
341-381 B		
299-340 C		
255-298 D		
213-254 E		
171-212 F		
130-170 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		