

LONG LEASE FOR SALE Retail Unit

Former Co-operative store, Lace Walk
Honiton, Exeter EX14 1LR

Key information

- ❑ Prime retail unit
- ❑ For Sale or To Let
- ❑ Good rear loading and staff parking
- ❑ Adjoining Honiton's main shopper's car park
- ❑ 3,000 to 15,150 sq ft

Contact

Tim Richards - 07917 032674
tim.richards@rapleys.com

Archie Grant - 07919 044902
archie.grant@rapleys.com



Location

The property holds a prominent position in the heart of Honiton in Lace Walk, precinct accessed off High Street. Nearby occupiers include Iceland, Original Factory Shop, Superdrug, Warren's Bakery and Honiton Eye clinic.

Honiton is a popular market town in East Devon equidistant between Exeter and Taunton with a population of circa 13,000 with additional seasonal trade and drawing from the wider rural area. The A30 dual carriageway provides direct access to Exeter and the M5 motorway. The town benefits from good bus and rail links

Description

The property comprises predominantly open plan retail space at ground floor with storage and ancillary space to the rear and additional staff room and WC's at first floor. There is a service yard to the rear accessed from Dunning Court.

The property benefits from 4 staff parking spaces to rear and customer parking available in the adjacent pay and display car park.

Our client may consider splitting this property into two parts, from 3,000 sq ft upwards

Tenure

The property is held on long leases for a term of 150 years expiring 2136 at a peppercorn rent.

Offers are invited for our client's long leasehold interest or for short leases

Service Charge

An estate charge is payable for maintenance of the shopping arcade.

Energy Performance Rating

Energy performance asset rating: D81

Identity checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Rateable Value

We advised that the Rateable Value for the property is £201,000.

The UBR for 2025/26 is 54.6p in the £. Interested parties are advised to make their own enquiries of the local authority regarding rates liability and any rates reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates

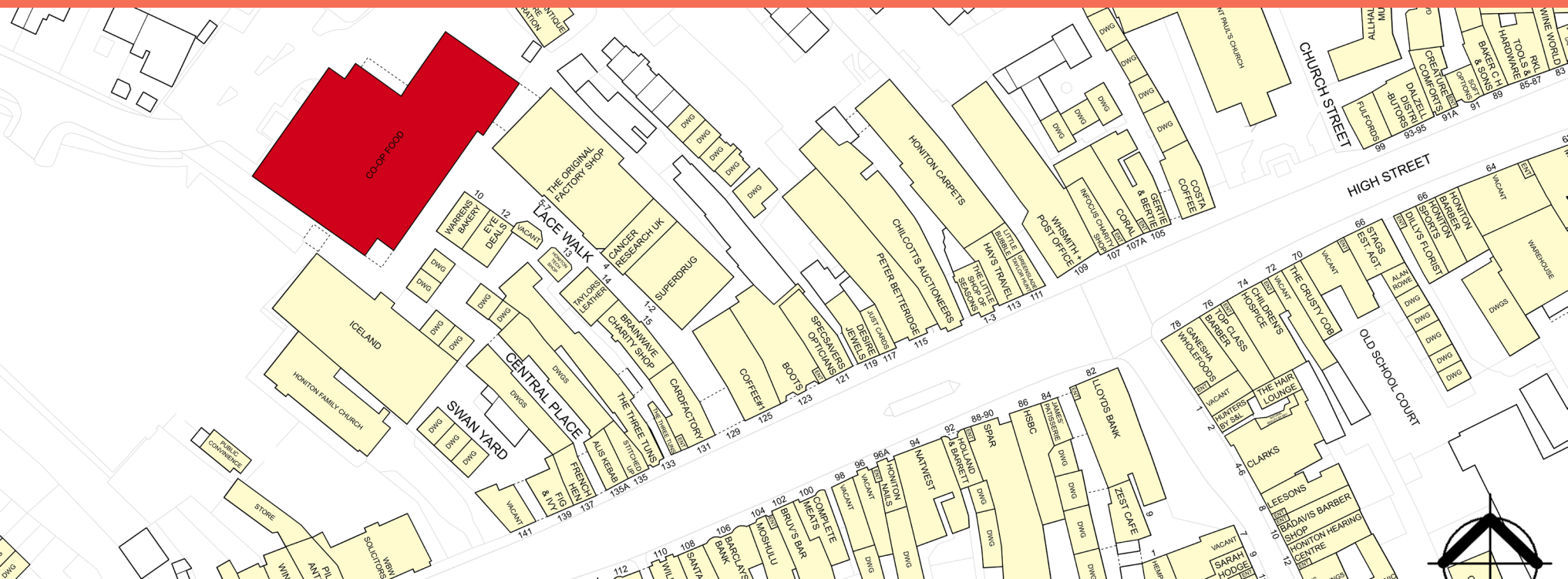
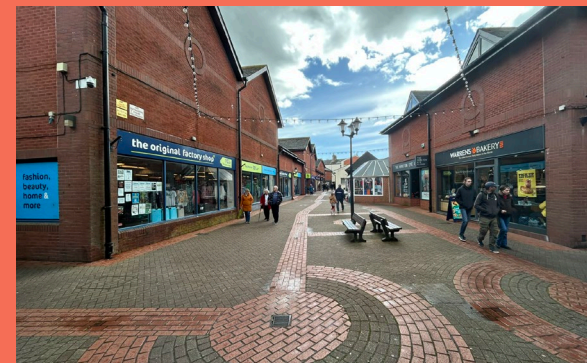
Viewing

Viewing is strictly by appointment via the sole agent.



The property comprises the following approximate floor areas:

	Sq m	Sq ft
Sales area	1,020.0	10,980
Back of house	387.4	4,170
Total	1,407.4	15,150



For further details contact:

Tim Richards - 07917 032674
tim.richards@rapleys.com

Archie Grant – 07919 044902
archie.grant@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in April 2025.

rapleys.com
0370 777 6292

About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES?

Industries 	Services 
<ul style="list-style-type: none">• Automotive & Roadside• Care & Retirement• Charities/Not-for-Profit• Data Centres• Education• Health & Animal Welfare• Industrial & Logistics• Life Sciences• Local Authority• Offices• Renewables• Residential• Retail & Leisure• Transport & Infrastructure	<ul style="list-style-type: none">• Building Consultancy• Commercial Agency• Compulsory Purchase• Cost Management• Development Agency & Consultancy• Environmental Impact Assessment• Investment• Lease Consultancy• Neighbourly Matters• Project Management• Property Management• Rating• Strategic Land• Town Planning• Valuation• Viability/Affordable Housing 

CREATIVE | PROACTIVE | CONNECTED

RAPLEYS