

## 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 shoppers car park
- ❑ 3,000 to 15,150 sq ft

#### Contact

Tim Richards - 07917 032674  
tim.richards@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](https://www.gov.uk/calculate-your-business-rates)

## Viewing

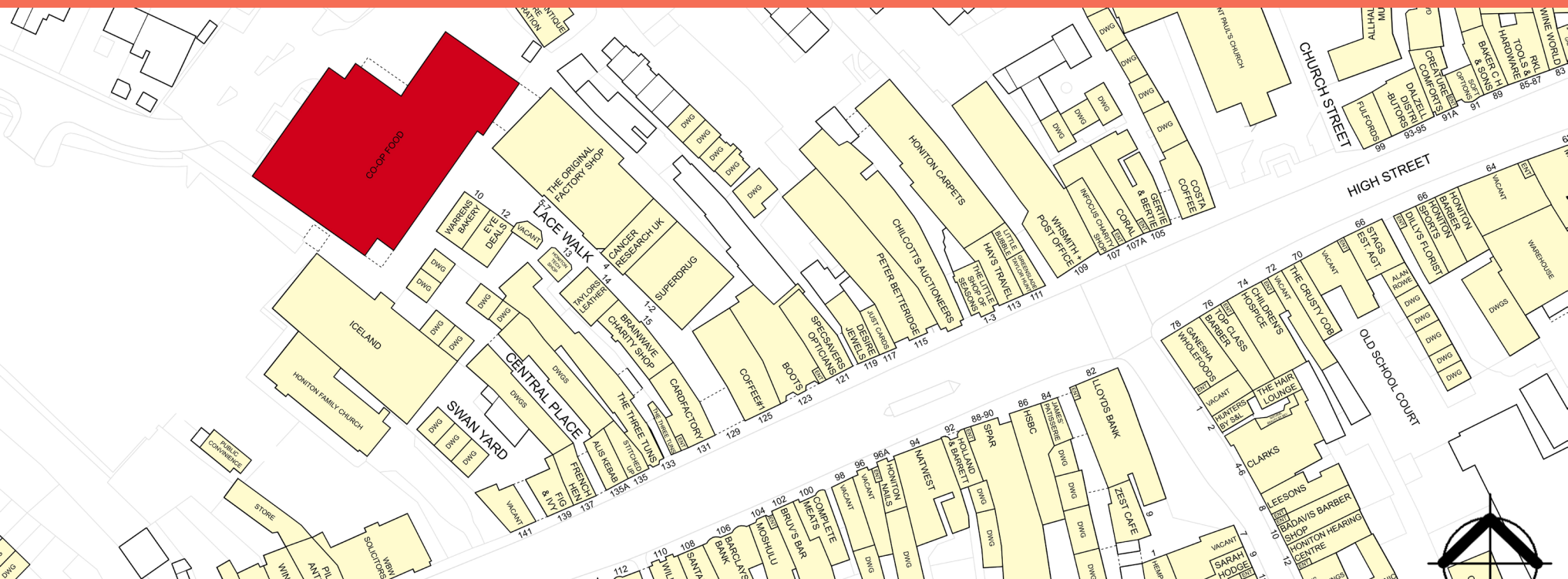
Viewing is strictly by appointment via the sole agent.





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
<b>Total</b>	<b>1,407.4</b>	<b>15,150</b>



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- Town Planning
- Valuation
- Viability/Affordable Housing

For further details contact:

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