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PROPERTY CONSULTANTS

TO LET

Unit 2B, Honiton Retail Park

Heathpark Industrial Estate, Honiton, Devon, EX14 1DP

Highly Prominent end terrace retail/trade/warehouse unit with side and rear yard – 7,093 sq ft gross approx

Location

The property is situated in a prominent position at the entrance to Honiton Retail Park on Heathpark Industrial Estate, which lies just to the west of Honiton town centre.

The estate has direct access to the A30 dual carriageway and drive time to Exeter and the M5 motorway is around 15 minutes, while eastwards the A303 gives connections to Somerset and beyond.



A30



0.1 miles

M5



8 miles northwest

Exeter



16 miles

Town Centre



1 mile

Accommodation

Description

The property comprises an end terrace retail/trade/warehouse unit with customer parking and secure palisade fencing surrounding the building and the rear yard.

The site offers 3 phase electricity, as well as a minimum eaves height of 6m, and a height of 4.92m to the haunch.

There is a secure yard to the side and rear with HGV access from the rear.

Surrounding companies include Greggs, Screwfix, Dorset Autospares and Homebase, which sits directly opposite Unit 2B.

Parking

The accommodation has 5 demised customer parking spaces directly in front of the unit and use of a further 18 spaces in the shared car park.

Services

We are advised that mains electricity, water and drainage services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor	7,093	658.98
TOTAL	7,093	658.98



**Eaves height
6.2m**

**Loading
area**



**Onsite
parking**



**Recessed
lighting**



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

The accommodation has planning consent for Retail use but any occupier should make their own enquiries to the Planning Department of East Devon District Council.

Tel: : 01404 515 616 or ([East Devon District Council](#))

Business Rates

Interested parties should make their own enquiries to East Devon District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B47 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £75,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: NS/DS/99957
Date: October 2024
Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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