

# HONITON

(DEVON)

## FORMER CO-OPERATIVE STORE LACE WALK

EX14 1LR

LARGE RETAIL UNIT

LONG LEASE AVAILABLE



### Location

The property is located in a prominent position in the centre of Honiton within the Lace Walk Shopping Centre, which links the High Street with the town car park. Nearby occupiers include **Iceland, Superdrug, Warren's Bakery** and **Honiton Eye Clinic** and **Coffee # 1**.

Honiton is a busy market town in East Devon situated between Exeter and Taunton with good road communications.

### Accommodation

The property has the following areas:

<b>Ground Floor Sales</b>	<b>11,369 sq ft</b>	<b>1,056 sq m</b>
<b>Ground Floor Stores</b>	<b>2,688 sq ft</b>	<b>249.7 sq m</b>
<b>First Floor Ancillary</b>	<b>398 sq ft</b>	<b>37 sq m</b>

The unit has good rear servicing and is adjacent to a large pay and display car park. The property benefits from 3 staff car parking spaces.

### Tenure

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

Offers are invited for our client's long leasehold interest or for a new short full repairing and insuring lease.

**Consideration will be given to splitting the unit.**

### EPC

D 81.

### Business Rates

Rateable Value (2026) £205,000

Interested parties are advised to make their own enquires to East Devon Council on 01404 515 616.

### Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

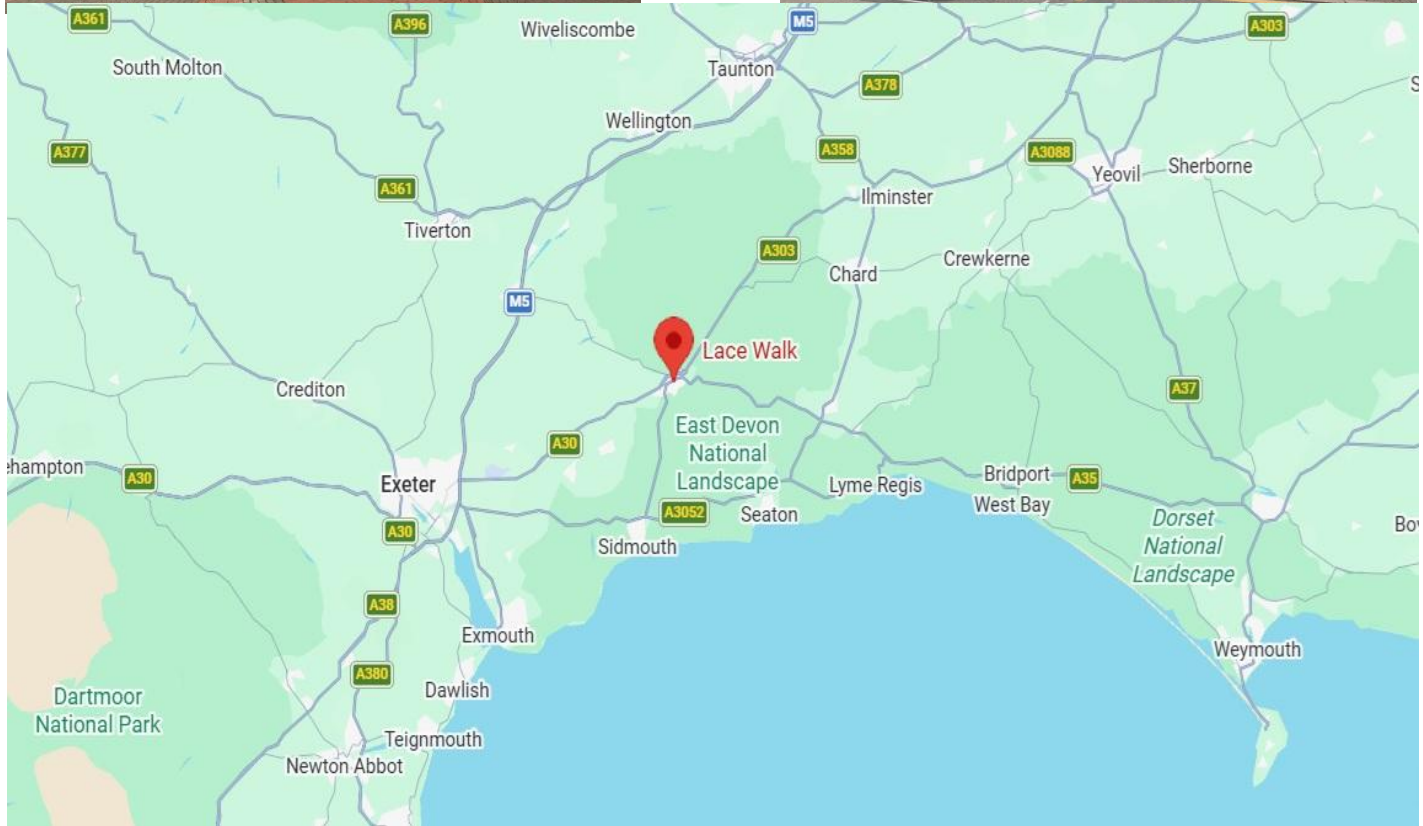
### Viewing

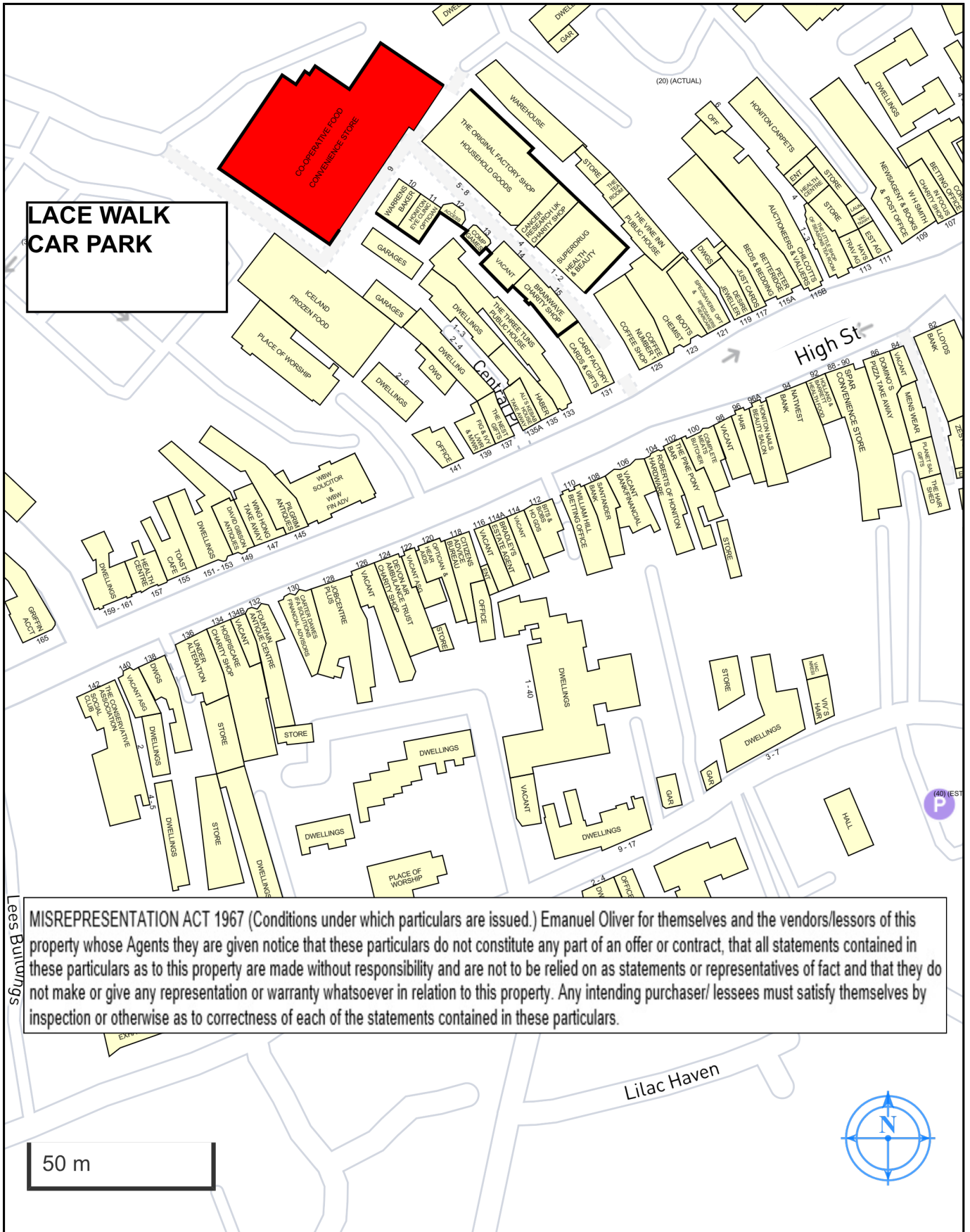
Strictly by appointment through Llyr Emanuel of Emanuel Oliver on 07795 348079

[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) or joint agent

Richard Curry on 07876 747146

[richcurry11@gmail.com](mailto:richcurry11@gmail.com)





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