

lot 51

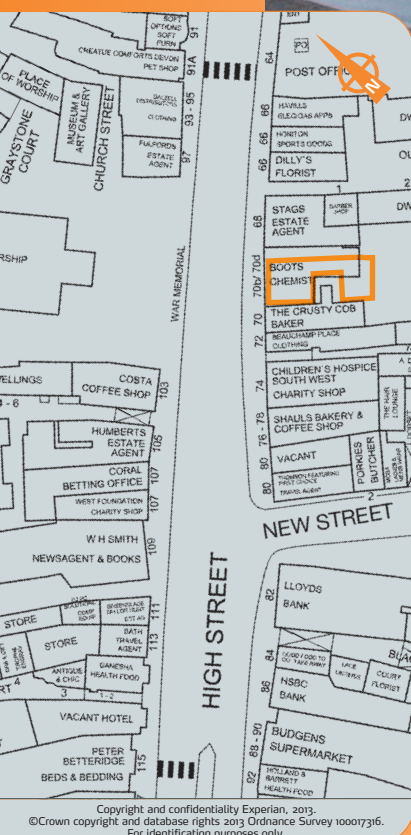
70B & 70D High Street Honiton, Devon EX14 1PD

Rent
£20,650 per
annum
exclusive

Attractive Freehold Retail and
Residential Investment

- Ground floor let to Boots UK Limited
- Includes a three bedroom maisonette let on an AST

- Chemists have been in occupation of this site for over 30 years
- Attractive and affluent Devon market town



Location

Miles: 18 miles north-east of Exeter
18 miles south of Taunton
Roads: A30, A35, M5 (Junction 29)
Rail: Honiton Railway Station
Air: Exeter International Airport

Situation

Honiton is an attractive and affluent Devon market town located just off the A30, 18 miles north-east of Exeter. The property is situated in the heart of the town centre on the south side of the High Street. Nearby occupiers include WH Smith, Costa, Specsavers, Budgens, HSBC and Lloyds Bank.

Description

The property comprises a ground floor retail unit currently used as a pharmacy with a self-contained three bedroom maisonette on the first and second floors, accessed from the High Street. Additionally the property benefits from a rear yard. Boots occupy the adjoining property known as No. 70A High Street which does not form part of the sale.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
70B	Ground	Retail/Ancillary	65.03 sq m (700 sq ft)	BOOTS UK LIMITED (1)	5 years from 29/09/2015	£13,750	28/09/2020
70D	First & Second	Residential	Three bedroom maisonette	INDIVIDUALS	AST - 6 months from 29/03/2014	£6,900	Holding Over
Total Commercial Area			65.03 sq m (700 sq ft)			£20,650	

(1) For the year ending 31st August 2015, Boots UK Limited reported a turnover of £9,198,000,000, pre-tax profits of £542,000,000 and a total net worth of £367,000,000 (Source: Experian Group 08/11/2016).

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