

HONITON RETAIL PARK

**Reme Drive, Heathpark Estate
Honiton, Devon, EX14 1DP**



*above photograph includes cgi of indicative new shop front and signage

371.6 m² (4,000 ft²) – 743.2 m² (8,000 ft²)

TO LET

A1 Bulky Goods Retail

- Prominent position at entrance to Estate
- Opposite Homebase/Argos/Carpetright
- Generous on site parking

Location

The 1.3 acre site is located at the entrance to the Heathpark Estate, directly opposite the Heath Retail Park which is home to Argos, Homebase and Carpetright. It is the only recognised out of town retail location in Honiton and the Estate is adjacent to the A30 at the western edge of the town. Honiton's central location within East Devon and proximity to the A30 ensure that it acts as the major centre for the large, surrounding catchment which totals c 65,000.*

Description

Major refurbishment work and redevelopment of the existing building and site has been completed. This now provides an effectively "as new" unit of approximately 1672 m² (18,000 ft²), part of which has already been let to Countrywide Farmers Plc. The remaining 743 m² (outlined in red) can be split or let as a whole. The unit(s) will be self contained with their own entrance and loading facilities, toilets and mains supplies. It will be a standard Developer's Shell finish with concrete floors, steel portal frame, capped services and new profiled cladding to the roof (with roof lights) and elevations. There will be new parking and access to the front of the building and a shared loading area at the rear (see Site Plan below). The total car parking area available is shown outlined in purple and currently provides 22 spaces (including one disabled).

Accommodation

Unit 1 is available as a whole 743m² (8,000ft²), or split equally into two units.

Planning

Consent was granted in 2009 for Class A1 retail for the sale of non-food bulky goods including furniture and carpets, DIY products, cycle products and vehicle accessories, garden and home wares, electrical goods and pet foods and products.

Tenure

Unit 1 is available as a whole or in part on new, full repairing and insuring lease terms.

Rental

In the region of £15 psf.

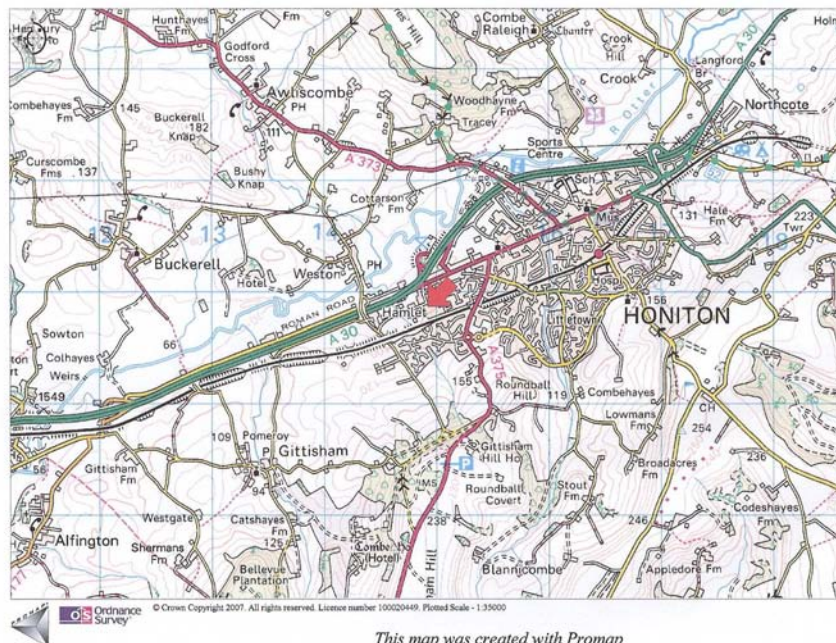
* taken from an extract from a recent Retail Impact Assessment and based on the CBRE Exeter Retail Study 2004

Site Plan



Location Plan

Honiton Trade Park, Reme Drive, Honiton, EX14 1SP



Services

The premises will be served by 3 phase electricity (45 KVA), water and mains drainage. If sub divided, each unit will have separate supplies of their required services.

Business Rates

To be assessed.

Legal Costs

Both parties to bear their own costs.

VAT

VAT will be charged on the above.

Viewings/Further details

Strictly by appointment with the owners:-

Claybrook Developments S W Ltd
Strode Business Centre
Strode Road
Plympton Plymouth PL7 4AY
Tel: 01752 339266 Fax: 01752 339288
Contact: Matt Capps/David Sykes/Andrew Ware
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Note: The owners of this property are also Directors of Cerco Property Consultants
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