



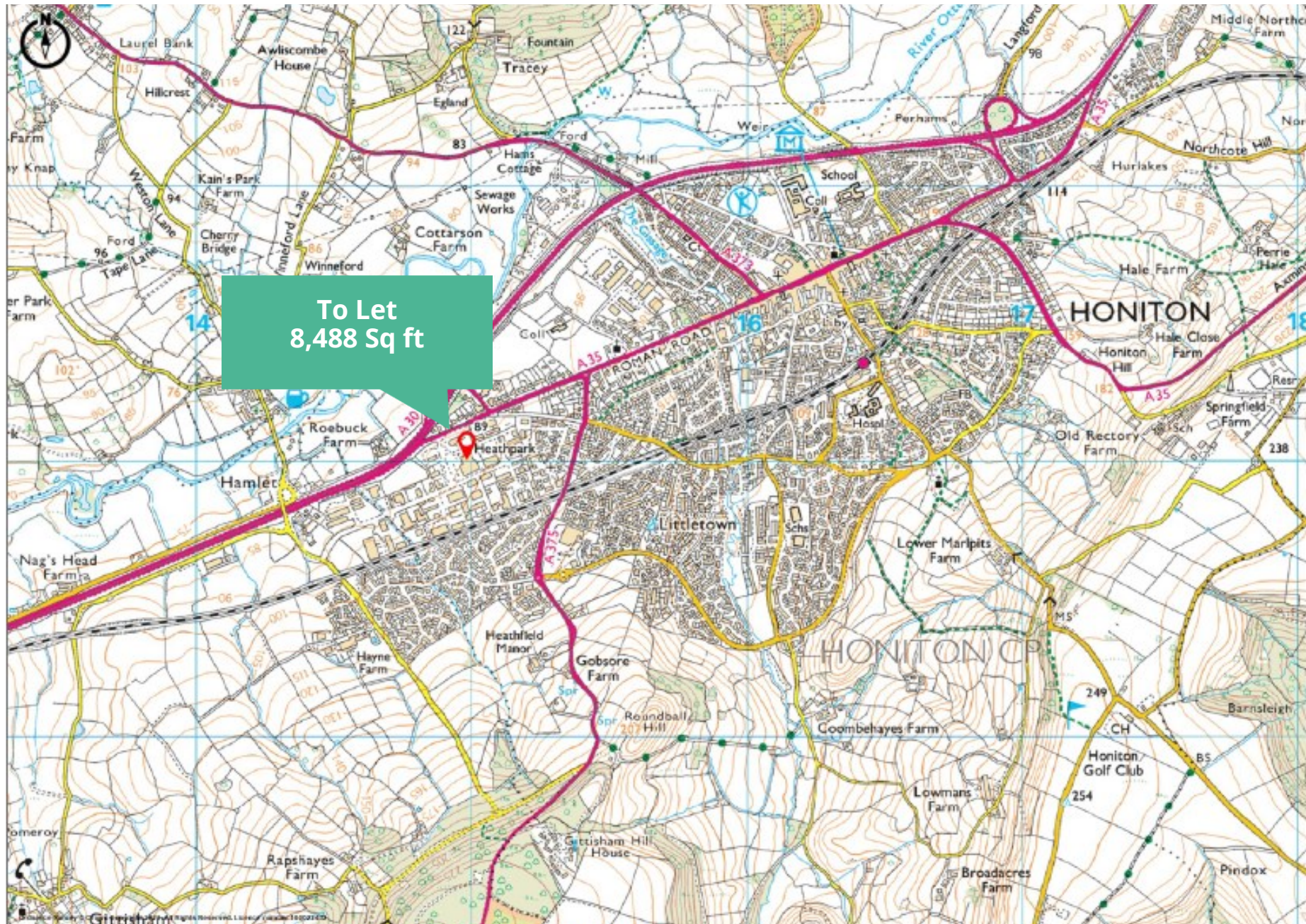
To Let

Unit 2, Heathpark Way, Heathpark
Industrial Estate, Honiton, EX14 1BB

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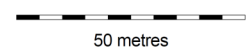
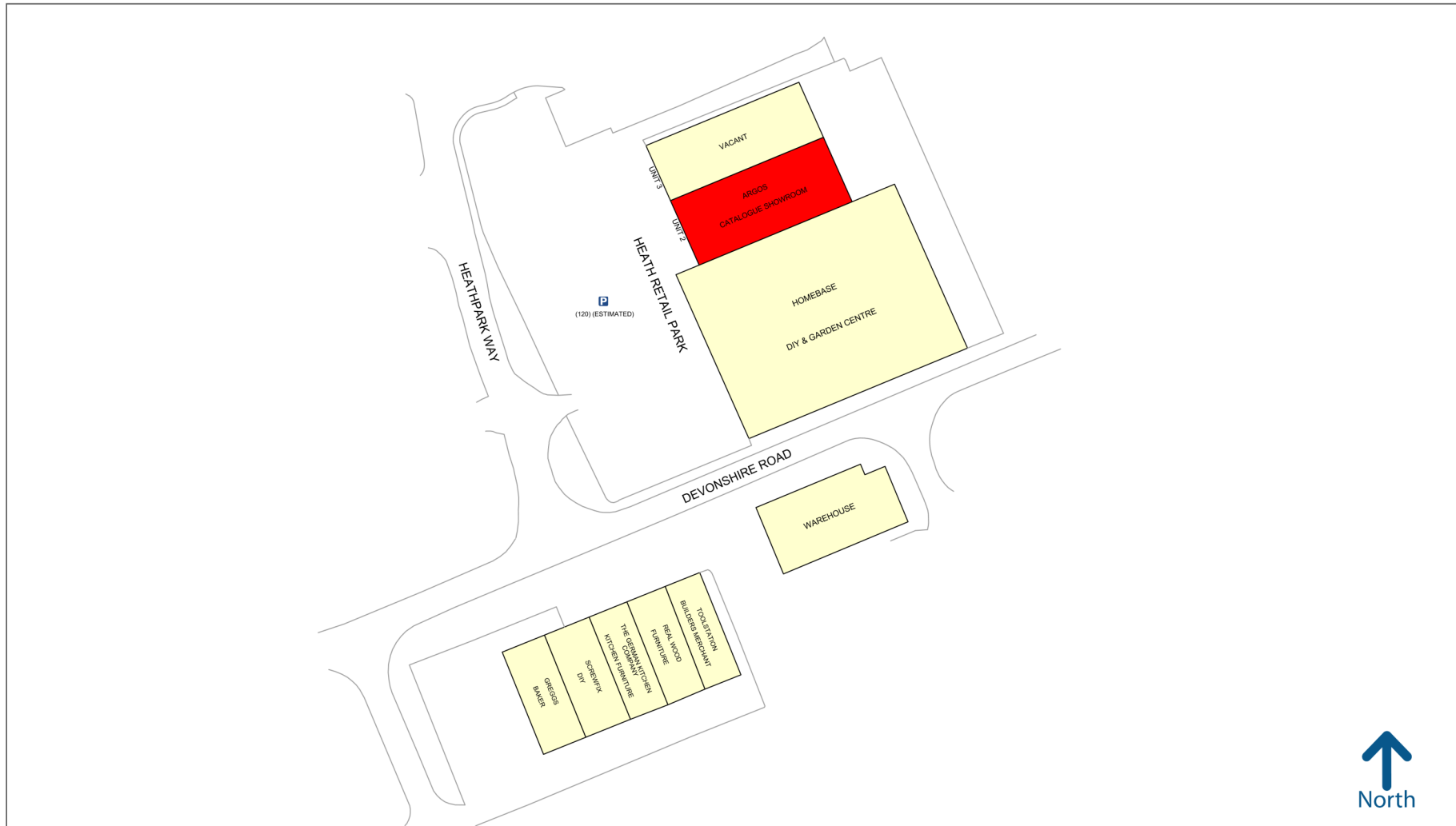


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Honiton - Heath Retail Park



Experian Goad Plan Created: 01/02/2021
Created By: Avison Young

For more information on our products and services:
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Highlights



Size
8,488 sq ft



Planning Consent
E(α)



Prominent location
**Adjacent to
Homebase**



Parking Spaces
Circa 120



client
Argos

Location

Honiton is a market town situated close to the River Otter, 17 miles north east of Exeter in the county of Devon

Heath Retail Park is a prominent retail location to the west of the town centre with 120 customer car parking spaces. **Homebase** is the other retailer on the scheme, with **Honiton Gymnastics club** also present.

Description

The premises are arranged over ground & mezzanine floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	725	7,084
Mezz	63.55	684
Total	788.55	8,488

Passing Rent

£107,195 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on 19/01/2029. There is a tenant break option on 19/01/2024.

Business rates

We understand that the property is assessed as follows:

Rateable value: £89,500 pa

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

Service Charge

£8,552 pa

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

<https://sainsburysproperties.co.uk/>

For further information please contact:

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more please get in touch.

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

May 2021

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