

STAGS

24 New Street, Honiton, Devon EX14 1EX

GUIDE PRICE £100,000-£125,000 Freehold investment property close to the centre of Honiton. 3 bed flat and 2 shops.

High Street: 0.2 miles Train Station: 0.2 miles Sidmouth: 10 miles

• Sale by Online Auction - End date 8th Dec 4.30pm • Guide Price £100,000-£125,000 • Est. Gross Rental £21,500 pa • Freehold investment • 2 x Shops • 3 Bedroom Apartment • Close to town centre • Rear courtyard and access • Shops rateable value, EPC Band C & D • Council tax band B and EPC Band D

Auction Guide £100,000

01404 45885 | honiton@stags.co.uk

METHOD OF SALE
The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 8th December 2026 at 4.30pm.
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION
Located on one of the main thoroughfares through Honiton the building is just a moments walk from the High Street of Honiton and within the conservation area. Honiton lies on the southern edge of the Blackdown Hills, just 10 miles from the stunning Jurassic coast at Sidmouth, itself a natural World Heritage Site.

Communication links are excellent with a direct rail service from Honiton Station to London Waterloo whilst the A30 provides quick and efficient road access to the cathedral city of Exeter, some 16 miles to the west and junction 29 of the M5 motorway. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities. Taunton, the county town of Somerset is approximately 28 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.

DESCRIPTION
Comprising the freehold of this mixed use investment property of rendered elevations under a man made slate roof, the ground floor is split as two shops, one currently let, the other has just become vacant.
On the first floor is a 3 bedroom apartment, with access and courtyard from the rear. Currently let.

GROUND FLOOR - COMMERCIAL
Split in to two units, these versatile shops have provided a useful income. To the left, is currently let 24A, the right is vacant, 24B.

24A - LET £4,500 pa
A ground floor lock up shop with useful ancillary space to include kitchen area and WC. Currently let on a 3 year term, due to end 31st December 2026. The shop was previously used as a mobile phone shop and more recently as a second hand store, the area has been divided up with partition walls.

The accommodation briefly comprises:
FRONT SHOP WIDTH approx. 3.53m
FRONT SHOP DEPTH approx. 5.71m
KITCHEN AREA with sink, shelving units and door provides access to the adjoining WC.

24 - VACANT
A ground floor lock up shop known as just 24 New Street (to the right) with useful ancillary space to include kitchen area and WC. Recently vacated, (preivous rent

The accommodation briefly comprises:
FRONT SHOP WIDTH approx. 7.13m
FRONT SHOP DEPTH approx. 6.77m Recently split to form separate rooms with stud partition.
REAR HALLWAY with door to rear courtyard
KITCHEN AREA with base unit and inset sink.
CLOAKROOM with WC and wash hand basin.

FIRST FLOOR - RESIDENTIAL - Let £10,500 pa
Known as 24B - The first floor apartment has its entrance off Chapel Street with an enclosed courtyard garden area and external steel steps up to a private front door, let on a residential tenancy agreement. The apartment comprises fitted kitchen, generous sitting room over looking New Street, bathroom and three bedrooms, the property will also include the loft space, creating the opportunity for more storage space.

SERVICES
Mains electric, drainage and water. Gas fired central heating to apartment, air conditioning to righthand shop.
Please note that the water for the flat and unit below is currently on one meter.
For mobile and broadband availablility, please check Ofcom website.






PARKING
There is no parking with the property, however less than 100 yards away is a public car park run by East Devon DC, permits may be available.

INVESTMENT PROPERTY
If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 0140442553.

RATES
The shops are rated for business rates, 100% Rate relief will be available for eligible parties qualifying for Small Business Rates Relief. Interested parties are advised to contact the Local Authority, East Devon District Council.
24a - £6,300 - 26.3 sqm
24 - £7,500 - 39.3 sqm

PROOF OF IDENTITY
Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYER & ADMINISTRATION FEES
The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.
Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)
Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT
Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

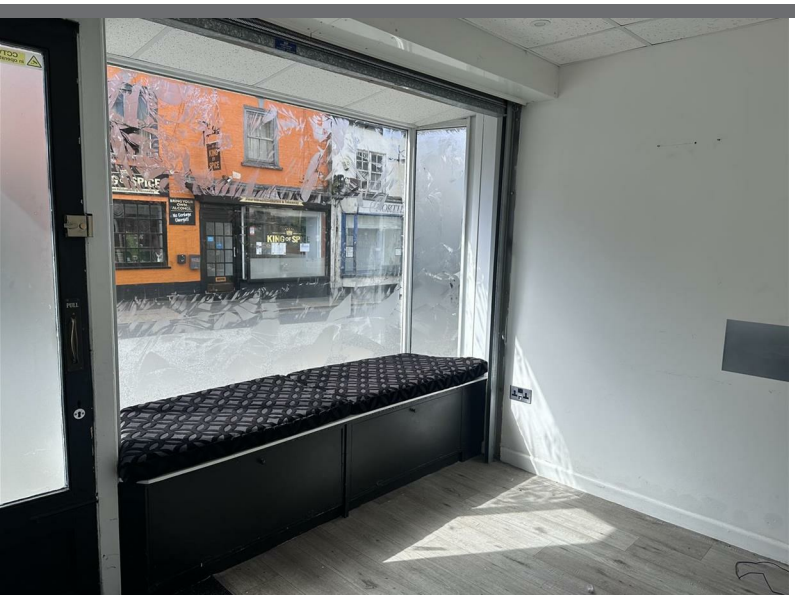
LEGAL PACK
Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING
Jo Knight of Everys. The Laurels, 46 New Street, Honiton, EX14 1BY. 01404 541914

COMPLETION DATE
The completion date will be as dictated by the solicitor and included in the legal pack - 20 working days or earlier by mutual agreement.

DEFINITION OF AUCTION GUIDE & RESERVE
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

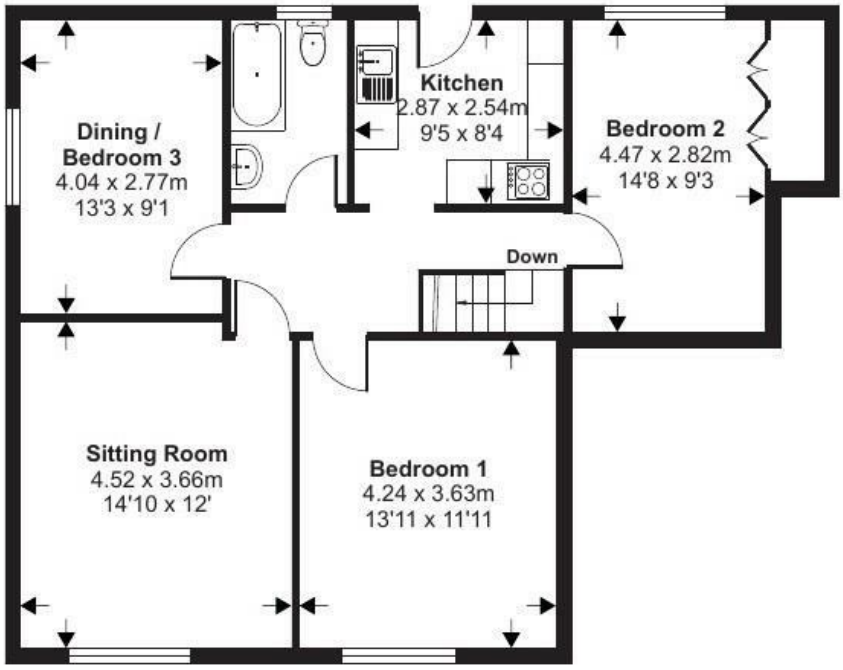








For identification only - Not to scale



First Floor

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1093564

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.