

For Sale or To Let

Restaurant Opportunity
The Dolphin
115 High Street
Honiton
EX14 1LS



- Prominent unit located on the High Street
- Fronts also onto Dolphin Court
- Planning Permission recently granted for restaurant use
- Excellent foot fall
- Prime location
- In total approximately 1,118 sq ft (103.86 sq m) on the ground floor
- Some first and second floor accommodation for storage/staff facilities
- Immediately available

Restaurant

SITUATION AND DESCRIPTION

The property is situated in the centre of Honiton in a prominent trading location fronting on to both the High Street and Dolphin Court. Honiton is a thriving East Devon market town which serves a wide rural area and has a busy centre featuring many independent and national retailers. Honiton has three market days a week and this contributes to the vibrancy and appeal of the town. The town is located some 15 miles southwest of Exeter and 65 miles southwest of Bristol. It benefits from good road communication with access to the north, east and west via the A30 and A35. The M5 motorway can be reached at Junction 29 from the dual carriageway along the A30 to Exeter some 15 miles distance.

This property is part of a Grade II Listed building which was formerly an hotel and coaching inn.

The planning consent is now in place for restaurant use.

This property is being offered with the restaurant use details of which are set out below.

It comprises part of the ground floor of what was originally the Dolphin Hotel with in addition two floors over which can be used for ancillary staff rooms and storage.

ACCOMMODATION

Approximate areas are as follows:

Ground Floor

1118 sq ft. (103.86 sq m.)

First/Second Floors

Additional accommodation which can be used as ancillary staff/storage accommodation.

PLANNING

Consent was granted by East Devon District Council on the 12th November 2019 for a change of use from C1 (Hotel) use to A3 (Restaurant) use including ancillary staff rooms and storage. This included Listed Building Consent. Application reference 19/1983/COU

LEASE

A new lease is available for the property on terms to be negotiated. The initial rent proposed is £15,000 per annum exclusive of rates and VAT.

FREEHOLD

The Freehold of this unit is available at £165,000 plus VAT.

LEGAL COSTS

Each party will bear their own legal costs in this transaction.

SERVICES

Mains water drainage, gas and electricity are believed to be available to the premises. Prospective tenants/purchasers should make their own enquiries of the relevant providers.

RATEABLE VALUE

There are two rateable values to The Dolphin Hotel, but because of the recently granted Planning Permission a reassessment of the rateable value will have to be undertaken by the Valuation Officer.

ENERGY EFFICIENCY RATING EPC

The property is Listed. Because of the alterations proposed and the Listing an EPC is not required.

ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Drew Pearce and accordingly we recommend you obtain advice from a specialist source.

VIEWINGS

For further information or to make an appointment to view with the sole agent Drew Pearce 1748 Limited call John Daborn or Michael Henderson 01392 201748.



B1 October 2019 existing kitchen
not to be retained and demolished

FIRST FLOOR PLAN

GROUND FLOOR PLAN

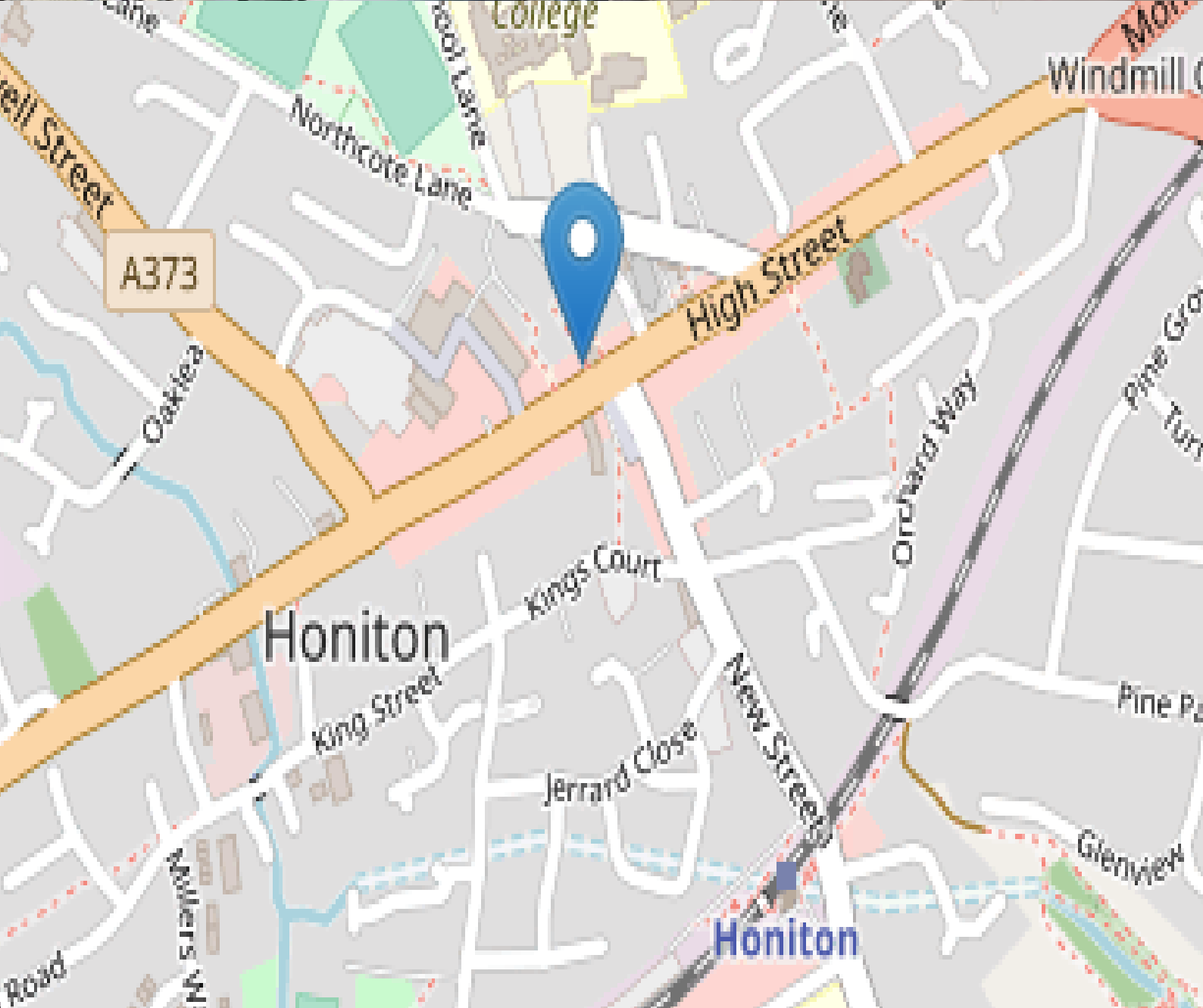
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order or fit for their purpose. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Plans are provided for general guidance only and are not to scale.

14 Cathedral Close Exeter EX1 1HA
01392 201748
drewpearce.co.uk

Restaurant

1748 DREW PEARCE



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