



The Beehive, Dowell Street, Honiton, EX14 1LZ

To let

Viewing by prior appointment
with Jonathan Ling / Victoria
Bandyszewska

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Rare opportunity to lease a popular community centre in the heart of Honiton

Spacious, well presented modern property, built in 2014

Property comprises café/ bar, entertainment space, function rooms and offices arranged over two floors.

Fully DDA compliant

Expressions of interest welcome by **29th March 2024**

strattoncrebercommercial.co.uk

Location

The Beehive is located in the heart of Honiton town centre, a short distance from the High Street.

Honiton is a key market town for East Devon with a resident population of approximately 9,000, a good rural catchment area and benefits from an influx of tourists in the summer months.

There is free parking at the property (owned by Honiton Town Council). There is additional parking at several pay and display car parks, on street parking on the High Street and bus stops close by. Honiton also has a train station on the London Waterloo Line.

Description

The two storey community centre is well presented and fully DDA compliant. The ground floor comprises a reception area, café/ bar, meeting room, large hall / entertainment space, dressing rooms, WC/ shower room and store rooms.

The large hall / entertainment space includes fold away theatre seating, large projector screen, and lighting rig. This space hosts a range of events including theatre performances, concerts, and cinema evenings. This space is also used for dance classes, and community groups.

Accessed either via the stairs or lift, the first floor comprises 6 offices, function room, a projector/ sound room, kitchen, waiting area and WC's. Three of the offices are occupied by Honiton Town Council, one office is sublet to a private company, the remaining two offices are available for hire.

Accommodation

Approximate Net Internal Area:

Floor	Description	Sq.ft	Sq.m
Ground	Hall and café	5,873	545.58
First	Offices	2,278	211.66
Total:		8,151	757.24

Proposal

Honiton Town Council is seeking a tenant to undertake the management of The Beehive for the benefit of the community.

Lease Terms

This property is available by way of a new full repairing and insuring lease for a term of 30 years at a rent of £1.00 per annum.

How to apply

Prospective tenants are asked to complete an expression of interest form via the Honiton Town Council website by 29th March 2024.

Link:

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: B33

Business Rates

The business rates for April 2023 - March 2024 are as follows:

Rateable Value: £38,250
Rates Payable: £18,742.50

VAT

VAT is not chargeable

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Victoria Bandyszewska
Tel: (01392) 202203
Email: vicky@sccexeter.co.uk

OR
Honiton Town Council
Contact: Stephen Hill
Tel: 01404 42957
Email: towncouncil@honiton.gov.uk





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