



**PRIME HIGH STREET SHOP UNIT IN TORRINGTON TO LET**  
**13 HIGH STREET, TORRINGTON, NORTH DEVON EX38 8HN**

**01271 377333**

F: 01271 326362 [sales@wright-commercial.co.uk](mailto:sales@wright-commercial.co.uk)

19 Cross Street, Barnstaple, Devon, EX31 1BD

**RENT: £11,000 per annum exclusive**

*Prime High Street pitch  
c.780 sq ft retail plus stock room.  
New lease available.  
Ideal for a variety of uses.  
Ready for occupation.  
EPC Rating B.*

**LOCATION**

Prime High Street site. High Street parking with public car park and Pannier market being a short walk away.

**DESCRIPTION**

Mid-terrace Grade II Listed property with the ground floor providing a retail space of c.780 sq ft measuring 41' by 19' 6". There is a small stock room to the rear (c.240 sq ft) to include the proposed cloakroom and including inner office. The shop is virtually ready for occupation and ideal for a variety of uses, subject to any necessary planning consent. The premises has previously been a post office and a general store.

**THE PROPOSAL**

Commencing rent of £11,000 per annum. New lease term to be agreed on internal effective FRI terms with a rent review after three years. Usual trade and bank references, proof of ID and funds required.

**ACOMMODATION**

**GROUND FLOOR**

**SHOP** 41' x 19'6".

Suspended ceiling, tiled floor, central door and double fronted window display..

**STOCK ROOM** 18' x 13'.

Including inner office and proposed w.c. and kitchen unit. Rear pedestrian access via the communal hallway and door to side entrance.

**RATEABLE VALUE**

£10,750 (as of April 2023)

