



PRIME HIGH STREET PROPERTY TO LET

25 HIGH STREET

BARNSTAPLE EX31 1BL

RENT: £25,000 p.a.x.

SITUATION

Barnstaple is the regional centre for North and Mid Devon situated some 40 miles north-west of Exeter and 45 miles west of Taunton. The town is a popular tourist destination which has a significant impact upon consumer spending levels in the town. Barnstaple has a largely unopposed retail catchment population within 5 miles estimated to be 50,000 inhabitants.

LOCATION

This property occupies a prominent trading location facing down Cross Street close to the Pannier Market; it is situated adjacent to **Marks & Spencer**, **Wimpy** and close to branches of **Rieker Shoes**, **Milletts**, **Trespas**, **Caffe Nero**, **Mountain Warehouse** and **Boots Opticians**.

DESCRIPTION & ACCOMMODATION

This attractive period property is arranged on ground and 3 uppers floors, having the following dimensions and floor areas:

FRONTAGE	19 ft 3 ins (6.3 m)
SHOP & BUILT DEPTH	49 ft 0 ins (16 mtrs.)
GROUND FLOOR AREA	876 sq ft (81.37 sq.m)
FIRST FLOOR	617 sq ft (57.31 sq.m)
SECOND FLOOR	777 sq ft (72.17 sq.m)
THIRD FLOOR	269 sq ft (24.98 sq.m)

TERMS

Assignment of a full repairing and insuring lease for a term of 15 years from 2022 with rent review at the 5th anniversary and capped at £30,000 and at the 10th anniversary and capped at £35,000.

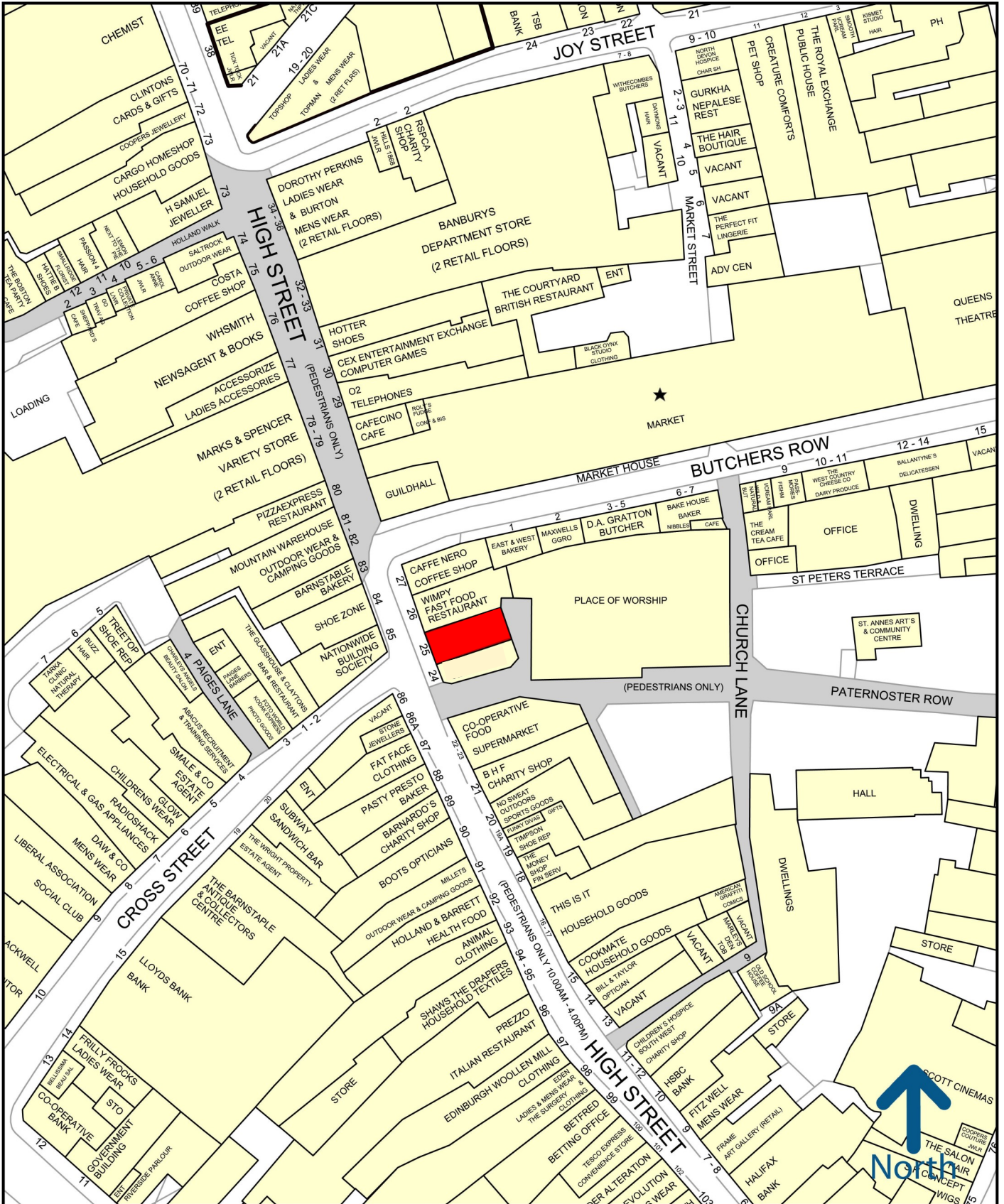
RENTAL

Current passing rent of £25,000 per annum exclusive.

LEGAL COSTS

Each party to be responsible for the payment of their own costs incurred in any transaction.





50 metres

Experian Goad Plan Created: 02/04/2015
Created By: Wright Commercial