



**HIGHLY PROMINENT HIGH STREET SHOP TO LET
BARNSTAPLE, NORTH DEVON**

22/23 HIGH STREET BARNSTAPLE, NORTH DEVON EX31 1BG

LOCATION

The premises occupy a highly prominent and busy trading position on the High Street situated amongst multiple Nationals nearby include Marks & Spencer, Mountain Warehouse, Fat Face, Boots Opticians, Millets, Trespass, Wimpy, Café Nero etc.

ACCOMMODATION

The premises is arranged on the ground floor with sliding shop doors, retail display windows (further blanked-in side windows), fire and intruder alarm systems, suspended ceiling with lighting panels, stock room, kitchen and toilet. The partition between the retail area and stock room can be moved to increase either area.

Accommodation comprises the following approximate dimensions and floor areas:

GROSS FRONTAGE:	30 ft 5"	9.28 m
INTERNAL WIDTH:	28 ft 6"	8.7 m
MAX SHOP DEPTH:	54 ft 8"	16.7 m
CURRENT RETAIL:	1126 sq ft	104.58 sq m
GIA GROUND FLOOR:	1,725 sq ft	160.25 sq m

LEASE: A new internal repairing and insuring lease is available for a term to be agreed by negotiation to include rent reviews at 5 yearly intervals at a commencing rent of £24,000 p.a.x.

LEGAL COSTS: Each party is to be responsible for their own legal costs incurred in the transaction.

EPC: TBC.

RATEABLE VALUE: £38,500

PLANNING: The property falls under Use Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.



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