



PRIME HIGH STREET PROPERTY TO LET

45 HIGH STREET

BARNSTAPLE, NORTH DEVON EX31 1BZ

RENT: £35,000 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 next to the Green Lanes Shopping Centre; it is situated adjacent to nationals such as **White Stuff, Edinburgh Woolen Mill, Waterstones, Pavers, Primark, Vision Express etc.**

DESCRIPTION & ACCOMMODATION

This fitted unit is arranged on ground and first floors. Ground floor with main retail area, kitchen, disabled access w.c , office and store room. First floor having significant storeroom with w.c and servicing from Green Lanes Shopping Centre parking deck, staff room and office/store. Approximate dimensions and floor areas (excluding circulation):

SHOP WIDTH	19ft 3 ins (5.9 mtrs.)
SHOP DEPTH	42 ft 4 ins (12.9 mtrs.)
RETAIL	820 sq ft (76.11 sq.m)
FIRST FLOOR	1060 sq ft (98.75 sq.m)

TERMS

A new full repairing and insuring lease for a negotiable lease term and a commencing rent of £35,000.

LEGAL COSTS

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

EPC

Will be provided to interested parties.



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