



## TOWN CENTRE FLEXIBLE COMMERCIAL SPACE TO LET





# 43A BOUTPORT STREET

BARNSTAPLE, NORTH DEVON EX31 1SE

RENT: From £10,000 p.a.x

- \* Excellent thoroughfare location \* Potential A3/A5 use \*
- \* Available on realistic lease terms \* 400 to 2460 sq ft \*
- \* Storage/Office etc \* High volume passing/chance trade \*
- \* GIA C. 3260 sq ft

## THE SITUATION

The unit is situated on the busy retail thoroughfare of Boutport Street which runs parallel to the High Street. The unit also sits between the car parks on Queen Street and the retail core.

## DESCRIPTION

The accommodation is comprised of split-level ground floor with toilet facilities and first floor storage. There is also a cellar of c. 800 sq ft. Space is available from 400 sq ft to 3260 sq ft.

## THE PROPOSAL

A new lease based on £10,000 per annum for c. 400 sq ft or upwards. The Landlord will undertake some basic fit-out subject to negotiations.

## THE ACCOMMODATION

### GROUND FLOOR

2460 sq ft (228 sq m). Comprising split level and open plan accommodation with 2 toilets.

### FIRST FLOOR STORAGE/WORKSHOP

716 sq ft (66.5 sq m).

### CELLAR/BASEMENT

817 sq ft (76 sq m).



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