

WRIGHT COMMERCIAL

NEW



TOWN CENTRE RETAIL/SALON/CLINIC PREMISES TO LET
11 MARKET STREET, BARNSTAPLE, NORTH DEVON EX31 1BX

RENT: £9,600 PER ANNUM

*Accommodation over 2 floors
Ground floor with shop space and kitchenette
3 first floor rooms plus w.c
Adjacent to Pannier Market and High Street
Ideal salon, practice, clinic, retail premises etc
Eligible for 100% small business rates relief*

THE PROPERTY

Arranged over 2 floors with a single fronted shop premises plus staff room at ground floor and 3 further rooms and W.C to the first floor.

RATEABLE VALUE: £7,200

THE ACCOMMODATION

GROUND FLOOR RETAIL

18'4 x 16'0 (5.60m x 4.85m) Shop display window frontage, suspended ceiling with LED lighting, vinyl flooring.

STAFF ROOM with eye and base level units, worktop, stainless steel single drainer sink unit.



FIRST FLOOR Landing with carpet.

ROOM 1 9'2 x 8'8 (2.80m x 2.65m) Emersion heater, double glazing, vinyl flooring.

ROOM 2 10'2 x 9'7 (3.10m x 2.90m) Base unit, basin.

STORE storage units with worktop.

TOILET Low level w.c., with basin on landing.



01271 377333

F: 01271 326362 sales@wright-commercial.co.uk

19 Cross Street, Barnstaple, Devon, EX31 1BD