



**SELF-CONTAINED HIGH-STREET OFFICES TO LET**

95 HIGH STREET, BARNSTAPLE, NORTH DEVON, EX31 1HR



RENT: £8,000 P.A.X

*\*High Street location \* Self-contained \*  
\*4 Office Rooms, 2 Toilets & Kitchenette \*  
\* Ideal Offices, Consulting Rooms, Practice, etc*

#### TERMS

The premises are available on a new lease at a commencing rent of £8,000 pax.

The premises provide the following approximate net internal floor areas:

#### FIRST FLOOR

**ROOM 1** 18' x 9' storage heater and shelving.

**ROOM 2** 16' x 14'10 historic wall panelling, moulded ceiling, cast iron fireplace with moulded surround, cupboard, and storage heater.

#### TOILET

#### SECOND FLOOR

**ROOM 3** 16' x 15' storage heater.

**ROOM 4** 15'11 x 15' storage heater and shelving.

**KITCHENETTE** with stainless steel single drainer sink unit on low level storage unit.

#### TOILET



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