

NEW



HIGH STREET RETAIL UNIT TO LET

94 HIGH STREET, BARNSTAPLE, NORTH DEVON EX31 1HR

RENT: £32,500 pax.

LOCATION

Barnstaple is a market town located approximately 45 miles north of Exeter. It is the principal administrative and commercial centre for North Devon and a popular tourist destination with an award-winning coastline situated approximately 8 miles to the west. The town centre has representation from many national retailers, such as Primark, Marks & Spencer, Boots, JD Sports etc. The shop is situated on the High Street and nearby occupiers include Fat Face, The Entertainer, Tesco Express, Barnardo's and Boots Opticians plus several independent retailers.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

| | | |
|-----------------------------|-------------|----------------|
| INTERNAL WIDTH (max) | 25' 7" | (7.84 m) |
| SHOP DEPTH | 94' 3" | (28.76 m) |
| SALES | 1,959 sq ft | (182.08 sq m) |
| STORAGE | 182 sq ft | (10.55 sq m) |
| OUTBUILDING | 142 sq ft | (13.20 sq m) |

TERMS

Available on a new full repairing and insuring lease on terms to be agreed.

PLANNING

The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services, restaurant, office indoor sports, medical and nursery uses.



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