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## HIGH STREET RETAIL UNIT TO LET

94 HIGH STREET, BARNSTAPLE, NORTH DEVON EX31 1HR

**RENT: £25,000 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:

<b>INTERNAL WIDTH (max)</b>	25' 7"	(7.84 m)
<b>SHOP DEPTH</b>	94' 3"	(28.76 m)
<b>SALES</b>	1,959 sq ft	(182.08 sq m )
<b>STORAGE</b>	182 sq ft	(10.55 sq m )
<b>OUTBUILDING</b>	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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