



DOUBLE FRONTED HIGH STREET SHOP TO LET



ACCOMMODATION

The premises are arranged as a ground floor double fronted shop unit with rear storage and toilet facilities, benefiting from the following approximate dimensions and areas: -

Shop Width	12'	3.68 m
Shop Depth	46'	14 m
Retail Area	554 sq ft	51.5 sq m
Storage etc	220 sq ft	20.5 sq m

The storage area to the rear of the shop is only separated by a partition wall which could be adjusted to enlarge the retail area.

TERMS

The premises are to be made available by way of a new internal (and Fascia) repairing and insuring lease at an initial rent of £16,000 p.a.x. Term by negotiation. There is an annual service charge at 40% of cost.

PLANNING

A variety of uses within Class E of the Town & Country (Use Classes) Order 1987.

RATES

The current Rateable Value is £16,000. We understand the vacating Tenant enjoys Small Business Rates Relief.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment through the sole agents, Wright Commercial. 01271 377333.



01271 377333

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

19 Cross Street, Barnstaple, Devon, EX31 1BD