



## HIGHLY PROMINENT DEVON TOWN CENTRE RESTAURANT PREMISES TO LET



# 13 TULY STREET

## BARNSTAPLE, NORTH DEVON EX31 1DH

### LOCATION

Barnstaple is the regional centre for north Devon situated some 50 miles north west of Exeter and 45 miles west of Taunton. The building's bold corner position benefits from the retail frontage onto Gammon Walk which hosts a collection of national and local retailers and leads onto the town's prime retail destination of the High Street. Tuly Street forms the primary frontage and is the main vehicular access to Marks & Spencer and the town's principal car park with approximately 200 spaces. Opposite is a piazza with the town Library alongside together with the Castle Mound and Park.

### DESCRIPTION

The ground floor of an attractive listed building of brick and stone construction thought to date from the 19th century. Accommodation is open plan with a level change of circa 2 ft halfway into the premises. All enabling has been carried out for new trading re-fit. Plans for fit-out to a restaurant have been prepared and commercial grade utilities connected (gas, electricity & water).

### ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas as set out below:

<b>Gross frontage</b>	15.9 m 50 ft 0 ins
<b>Internal width (max)</b>	15.6 m 51 ft 2 ins
<b>Built depth</b>	21.9 m 71 ft 10 ins
<b>Ground floor</b>	316.1 sq m 3,403 sq ft

### TERMS

Assignment of the existing 15 year lease term terminating on 31<sup>st</sup> October 2034 at a current passing rent of £45,000 p.a.x.

**LEGAL COSTS** Each party to be responsible for their own legal costs incurred in the transaction.



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