

PRIME RETAIL UNIT TO LET

Barnstaple – 91 High Street

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

Subject to vacant possession

LOCATION

Barnstaple is the regional administrative and commercial centre for the North Devon area, located approximately 45 miles from Exeter and 50 miles from Taunton, accessed via the A361 'North Devon Link Road' which joins the M5 at junction 27.

The estimated PROMIS 'Shopping Population' (those who regard the town as their main shopping destination) is 119,000, boosted significantly by tourism to the region.

The subject property occupies a position on the prime High Street, adjacent to **Boots Opticians** and **Holland & Barrett** and in close proximity to **Joules**, **Caffe Nero** and **Fat Face**.

As well as **Joules**, who extended in to a double unit in December 2016, **White Stuff** and **JD Sports** also opened new stores in the town in Autumn 2016.

EPC

Rated C. Score 70.

RATES

Rateable Value (17/18) £24,500

Interested parties should verify these figures with the Valuation Office (www.gov.uk).

TENURE

A new 10 year full repairing and insuring lease, subject to an upward only rent review at yr 5.

RENT

£37,500 per annum exclusive of rates, outgoings and VAT (if applicable).

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Net Frontage:	5.64m	18'5"
Shop Depth:	24.64m	80'8"
Ground Floor	109.07 sq m	1,174 sq ft
First Floor Ancillary	88.00 sq m	947 sq ft
Second Floor Anc	49.60 sq m	534 sq ft



INSPECTIONS

Viewing is strictly by appointment with:

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Barnstaple



50 metres

Experian Goad Plan Created: 16/01/2017
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