

PRIME SHOP TO LET/FOR SALE BARNSTAPLE 68 HIGH STREET



FREEHOLD AVAILABLE

Description

The premises are situated in a prime trading location on Barnstaple High Street adjacent to **Boots** and **Superdrug**. Nearby occupiers include **Clarks**, **JD**, **NatWest**, **Loungers**, **Waterstones** and **White Stuff**. The premises are also located close to the entrance to the Green Lanes Shopping Centre.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The property is arranged over ground, first and second floors comprising the following approximate areas and dimensions:

Gross Frontage	36 ft. 3 ins	(11.06 m)
Net Frontage	32 ft. 3 ins	(9.85 m)
Ground Floor Sales	3,599 sq. ft.	(334.4 sq. m)
First Floor Sales/Ancillary	2,830 sq. ft.	(262.9 sq. m)
Second Floor Ancillary	310 sq. ft.	(28.8 sq. m)

Lease

The premises are available on a new lease to be drawn inside the Landlord and Tenant Act 1954 for a term of years to be agreed.

We are quoting **£70,000 per annum exclusive**.

Freehold

The freehold is available with vacant possession at **£600,000 exclusive of VAT**.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£110,000
UBR (20/21)	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 87. A full report is available upon request.

Legal Costs

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

Viewing

Strictly via sole letting agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Subject to Contract



P
(200) (ESTIMATED)

50 metres

Experian Goad Plan Created: 19/08/2020
Created By: Green and Partners



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