

PRIME SHOP TO LET

BARNSTAPLE

64 HIGH STREET



Description

The premises are situated in a prime trading location on Barnstaple High Street. Nearby occupiers include **White Stuff, Clarks, Superdrug, Boots, The Body Shop, Waterstones, and KFC**. The property is located close to the entrance to the Green Lanes Shopping Centre.

Please refer to the attached copy of the Street Traders Plan.

Accommodation

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

Net Frontage	23 ft.	(7.02 m)
Shop Depth	74 ft.	(22.67 m)
Ground Floor Sales	1,693 sq. ft.	(157.29 sq. m)
First Floor Ancillary	526 sq. ft.	(48.87 sq. m)

Lease

The premises are available subject to vacant possession on a new full repairing and insuring lease for a term to be agreed.

Rent

£45,000

per annum exclusive.

Business Rates

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

Rateable Value	£87,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of D 78. A full report is available upon request.

Legal Costs

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

Viewing

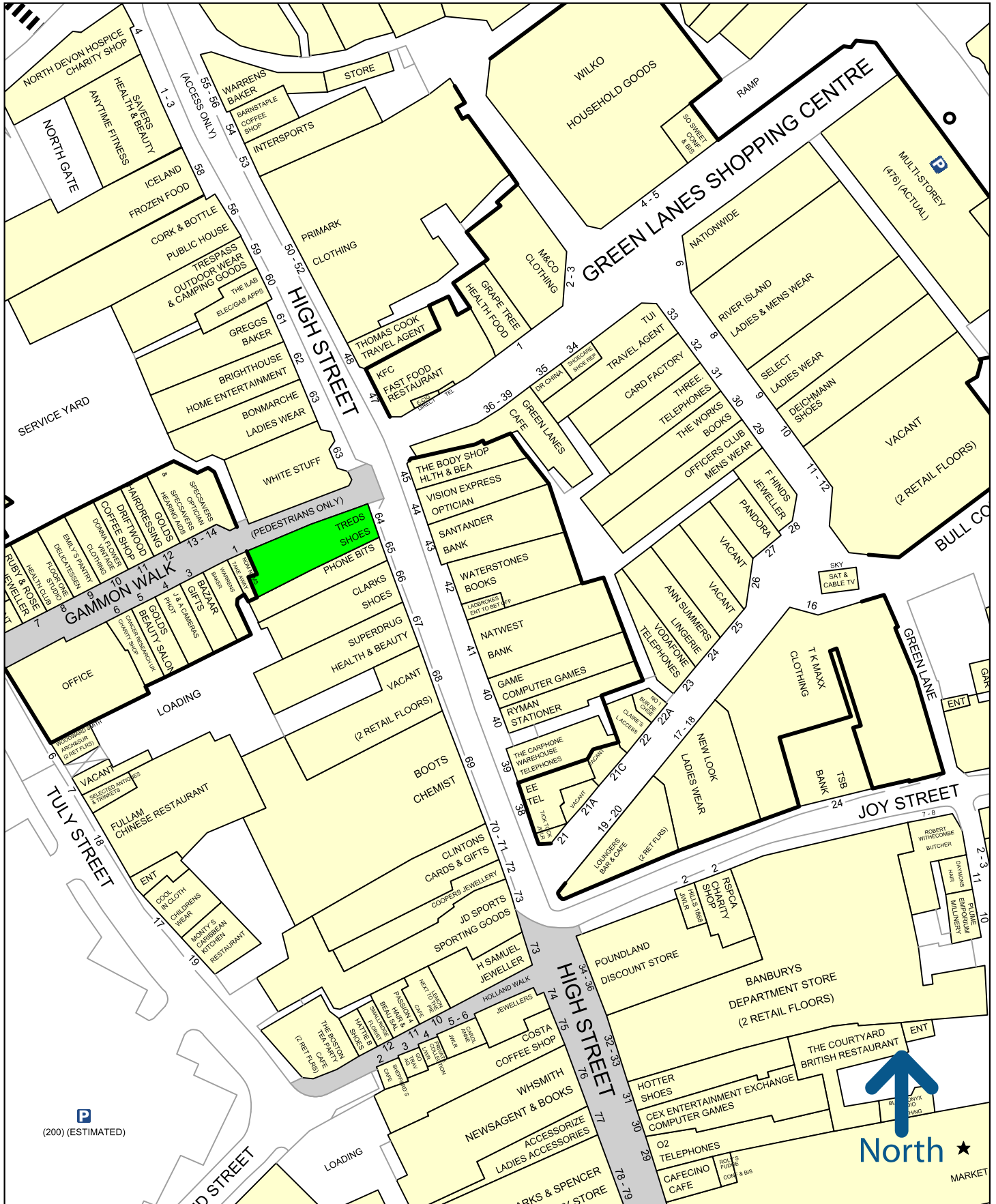
Strictly via joint letting agents, **Green & Partners**, contacting:

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

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

Or, **Greenslade Taylor Hunt** 01823 334455

Subject to Contract



50 metres

Experian Goad Plan Created: 04/03/2019
Created By: Green and Partners

