WRIGHT COMMERCIAL

PRIME HIGH STREET RETAIL PREMISES TO LET

24 HIGH STREET

BARNSTAPLE EX31 1BL

SITUATION
Barnstaple is the regional centre for North and Mid Devon situated some 40 miles north-west of Exeter and 45 miles west of Taunton. The town is a popular tourist destination which has a significant impact upon consumer spending levels in the town. Barnstaple has a largely unopposed retail catchment population within 5 miles in excess of 50,000 inhabitants.

LOCATION
This property occupies a prominent trading location facing down Cross Street close to the Pannier Market; it is situated adjacent to **Marks & Spencer**, **Wimpy** and close to branches of **Rieker Shoes, Milletts, Shoe Zone, Caffe Nero, Mountain Warehouse** and **Boots Opticians**.

DESCRIPTION & ACCOMMODATION
Double and return fronted shop front the interior ready for shop fit-out and having the following dimensions and floor areas:

SHOP BUILT DEPTH	47 ft 0 ins (14.42 mtrs.)
SHOP WIDTH	15ft 0 ins (4.6 mtrs)
GROUND FLOOR AREA	C.700 sq ft (65 sq.m)

TERMS
We are instructed to offer the premises on a new effectively full repairing and insuring lease for a negotiable term with the provision for 5 yearly upwards only rent reviews.

RENTAL
Our clients require a commencing rental in the region of £22,000 per annum exclusive.

LEGAL COSTS
Each party to be responsible for the payment of their own costs incurred in any transaction.

EPC
Will be provided to interested parties

CURRENT/ANTICIPATED LAYOUT:

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