

## SHOP TO LET

**Barnstaple****K9 Green Lanes Shopping Centre****Location**

The historic market town of Barnstaple is the commercial and administrative centre for North Devon, with a shopping catchment of over 70,000 people spread over an extensive geographic area. Retailing in the town benefits from limited competition, with Taunton and Exeter being the nearest competing centres, both of which are over an hours' drive away.

Green Lanes Shopping Centre is well located in the town centre, adjoining High Street, and is anchored by **Wilko**, **TK Maxx**, and **New Look**. Other notable occupiers include **River Island**, **Deichmann** and **Loungers**. Recent lettings include **The Fragrance Shop** (opening Christmas 2019).

The subject premises are prominently located immediately inside the main scheme entrance, opposite **Tarko Lounge**, and have been refurbished to a 'white box' specification.

**Accommodation**

The premises are arranged over the ground floor and provide the following approximate net internal floor areas:

Ground Floor Sales	29.30	sq m	315	sq ft
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**Rent** On application.

**SAVILLS BRISTOL**

Embassy House, Queens Avenue  
Bristol, BS8 1SB

[savills.co.uk](http://savills.co.uk)

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### Rates

Rateable Value 2017	£16,000
UBR 2019/20	49.1 p/£
Rates Payable	£7,856

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

### Service Charge

£3,203 (2019/20)

### Legal Costs

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

### Viewing & Further Information:

Strictly by prior arrangement only with:

### Tenure

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

### EPC

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## CONTACT

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