



**EXCELLENT
HIGH STREET
RETAIL PREMISES
TO LET**

98 HIGH STREET

BARNSTAPLE, NORTH DEVON EX31 1HR

RENT: £24,000 P.A.X

**** Excellent High Street Premises * Amongst National Retailers ****
**** C. 1,160 sq ft retail sales plus 1st floor toilet and kitchen ****
**** High volume passing/chance trade ****

LOCATION

Barnstaple is a busy regional market town and North Devon's commercial and administrative centre. It has a population circa 47,000 but has an estimated catchment population of over 140,000. More importantly North Devon is an important tourist destination with an estimated 750,000 visitors each year. This has significant bearing upon consumer spending levels in the town. Access to Barnstaple is principally via the North Devon Link Road (A361) which gives easy access to the M5 motorway at Junction 27 Tiverton where there is also an Inter City Rail Link.

SITUATION

Barnstaple High Street is an excellent all year round trading pitch and opportunities are few and far between. This is an excellent opportunity to acquire good sized retail premises. Nearby National occupiers include Tesco, Edinburgh Woollen Mill, Holland & Barrett, Boots, The Entertainer etc.

ACCOMMODATION

The premises are arranged as a ground floor double fronted retail unit with first floor kitchen and toilet. The premises benefits from the following approximate dimensions and areas:-

Gross Frontage	23'5	7.14m
Net Frontage	20'11	6.38m
Ave Internal Width	20'	6.31m
Shop Depth	58'	17.84m
Ground Floor Sales	1160 sq ft	112 sq m
First Floor	Part	

TERMS

The property is to be made available by way of a new lease term at a commencing rent of £24,000 p.a.x.

PLANNING

A variety of uses within Class A1 of the Town & Country (Use Classes) Order 1987.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment through the Sole Agents, Wright Commercial.

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