



UNITS 6 & 7, ANCHORWOOD RETAIL & LEISURE PARK, BARNSTAPLE

HIGHLY PROMINENT OPPORTUNITY TO LET – 4,000-8,000 SQ FT

DEVELOPMENT

Anchorwood Retail Park is a new riverside development in Barnstaple, which comprises of four new retail and three restaurant units. It is prominently situated adjacent to the new 70,000 sq ft ASDA superstore (opened Q4 2016). The scheme is part of the wider development of Anchorwood Bank that will include offices, residential units and a hotel. Next, DFS and Food Warehouse are now open and trading, with the construction of units 6 and 7 completed.

LOCATION

Barnstaple is located in the south west of England and is the largest town in north Devon located approximately 62 miles north of Plymouth and 41 miles north of Exeter. The town benefits from excellent road communications, with the A361 and A39 connecting Barnstaple with Exeter and the rest of the south west peninsula via the M5.

The scheme is prominently located south of Barnstaple town centre. The site enjoys good accessibility off the A3125 and is situated directly opposite Barnstaple Retail Park (tenants include Currys PC World, Lidl, Pets at Home, B&Q, Sports Direct and Poundland). Sticklepath Bridge is adjacent and provides pedestrian access to the town centre.



DEMOGRAPHICS

Barnstaple enjoys a contained catchment and benefits from year round tourism:

- 84,000 within a 20 minute drive time
- 130,000 within a 30 minute drive time

ACCOMODATION

Units 6 & 7 comprise two newly constructed ground floor units with mezzanine capability (subject to consents), full height glazing and outdoor seating (if required):

- Unit 6 – Ground floor GIA 4,000 sq ft (371.6 sq m)
- Unit 7 – Ground floor GIA 4,000 sq ft (371.6 sq m)

It will be possible to combine the units to provide 8,000 sq ft, subject to the Landlord's consent.

BUSINESS RATES

Business rates will be payable. The Units have not yet been assessed.

PLANNING

The units both benefit from A3 planning consent. Further details can be provided on request. There is potential for alternative uses, subject to planning and the landlord's consent.



TERMS

Further details available on request. Offers are invited for assignments or underleases of two brand new FRI leases.

Unit 6

- Term: 25 years with a Tenant only break option in year 15
- Commencing Rent: £112,000 pax / £28.00 per sq ft

Unit 7

- Term: 25 years with a Tenant only break option in year 15
- Commencing Rent: £112,000 pax / £28.00 per sq ft

Quoting Terms - To let by way of assignment / sub-letting

- Units available individually or combined
- Available by way of an assignment of the existing leases
- Sublease available from 5 to 15 years
- Rent free - 3 months plus
- Capital incentive - substantial capital incentives available

Misrepresentation Act 1967

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FURTHER INFORMATION



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