

SHOP TO LET

Barnstaple

24 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 positioned near to the main entrance to the scheme in the principal retailing run. Nearby retailers include **TK Maxx**, **New Look**, **Loungers**, **Vodafone**, **Pandora** and **The Fragrance Shop**.

Accommodation

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

Ground Floor Sales	145.77 sq m	1,569 sq ft
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Rent On application.

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Rates

Rateable Value 2017	£47,250
UBR 2019/20	49.1 p/£
Rates Payable	£23,200

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

Service Charge

£16,066 (2019/20)

Legal Costs

Each party to be responsible for their own legal and

Tenure

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

EPC

C(60)

Viewing & Further Information:

Strictly by prior arrangement only with:

CONTACT

Nicola Pring
npring@savills.com
0117 910 2355

Robert Palmer
ropalmer@savills.com
0117 910 2210

Or our joint agents Wright Commercial:

Tim Hickman
tim@wrightcommercial.co.uk
01271 377 333

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