

**14 Cross Street, Barnstaple,
Devon. EX31 1BD (Upper Floors)**

Status: Let

**Price: Confidential Agreement
reached**

**"Character Offices in Town Centre
Location"**

- 100 meters High Street
- Adjoining Lloyds Bank
- Pavement entrance
- Character features
- 412 sq ft (38m2) plus storage
- First Floor space

Ref: UW861

SOLE LETTING AGENTS

INTRODUCTION

The availability of these premises provides a first class opportunity to rent OFFICE premises in the heart of Barnstaple's busy and well respected town centre. The accommodation provides approximately 412 sq. ft. (38m2) at first floor with an entrance door (shared) opening on to Cross Street and self contained access. There are 2 OFFICES, WC & KITCHEN FACILITIES.

LOCATION

The property is located very close to the High Street where there are a variety of "national retail names" interspersed with a variety of interesting local traders. There are a selection of car parks serving the town centre, in addition to a railway station and busy bus station. Immediately adjoining the property is Lloyds TSB Plc Bank branch. Within Cross Street there are various businesses including travel agents, men's outfitters, recruitment agency, letting agent, estate agency and solicitors etc.

The office is conveniently situated in the heart of the town centre, with major car parks nearby. Barnstaple is the region's successful commercial centre with a resident population of circa 28,000 but benefiting from a trade catchment population of circa 100,000 from the North Devon region. Barnstaple is also boosted by the influx of tourists throughout the year. The North Devon Link Road (A361) gives easy direct access to the M5 Motorway (junction 27) where there is also an Intercity rail link (Tiverton Parkway).

Accommodation Comprises

	Area	Imperial	Metric	
	e.g Board Room	(e.g. 10' x 10')	(e.g. 3.04m x 3.1m)	
1	First Floor Office 1 (front)	16' 2" x 12' 10"	4.95 x 3.95	208
2	First Floor Office 2 (rear)	14' 6" x 10' 4"	4.47 x 3.17	149
3	Office 3 (off office 2)	8' 2" x 7' 5"	2.5 x 2.3	60
4	2 x WC's (shared)			
5	Kitchen (shared)			

Business Rates

Rateable value: £0
Rates payable for : £0 (approx)

The premises will be re-assessed by the Local Authority for rateable value purposes when the the new demise is created.

TENURE

New lease terms to be agreed between the parties

VIEWING

For an appointment to view please contact:

Dean Warmington
Tel: 01271 378731
Email: dean@underwoodwarmington.com
Mobile: 07971830881

PROPERTY REFERENCE NUMBER

Reference:UW861

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