

**Unit 2 Tesco Shopping Centre,  
Eastern Avenue Barnstaple EX31  
8NX**

**Status: Let**

**Price: Confidential Agreement**

**There are only three independent retail units at this exclusive location and thus the availability now of Unit 2 really is a fantastic business opportunity.**

- 982 sq. ft. (91.3m<sup>2</sup>)
- A1 retail planning
- Fantastic trading position
- Highly visual Unit
- Other trades/uses considered
- Available immediately

**Ref: UW832**

UNDERWOOD WARMINGTON are pleased to have been appointed SOLE LETTING AGENTS of this PRIME RETAIL UNIT which adjoins the Tesco's Store at Rose Lane/Eastern Avenue (Whiddon Valley) Barnstaple.

Fully tiled, 2x ceiling mounted air conditioning units, intuder and fire alarm panel, suspended ceiling with lighting panels, pipework intact to former kitchen area which is also fitted out with easy clean wall panelling, 3 phase electricity . Easy access **WC**.

Previously the premises operated as a **Subway** outlet. Unit 3 is occupied by **Thomas Cooke** (Travel Agents) Unit 1 will operate as a **pharmacy** (subject to neccessary regulations).

We are pleased to discuss potential uses of the property with interested parties.

The premises provide just under 1,000 sq. ft. ground floor space as follows:

### ACCOMODATION COMPRISES

Imperial Metric Sq Ft m<sup>2</sup>

FRONTAGE: Fully glazed, double entrance doors (glazed) 16' 9" 5.11m

INTERIOR WIDTH AT FRONTAGE : 19' 8" 5.99m

BUILT DEPTH: 49' 6" 15.1m

ZONE A SPACE: 390 sq. ft. 36.2m<sup>2</sup>

ZONE B SPACE: 394 sq. ft. 36.6 m<sup>2</sup>

ZONE C SPACE 199 sq. ft. 18.5m<sup>2</sup>

### BUSINESS RATES

Rateable value: £19,500

Rates payable for 2019/20: £9,600 (approx)

### VIEWING

For an appointment to view please contact:

Dean Warmington

Tel: 01271 378731

Email: dean@underwoodwarmington.com

Mobile: 07971830881

### IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.

Any description of information given should not be relied upon as a statement of representation of fact or that the property or its services are in good condition. Neither Underwood Warmington (nor its Joint Agents) not any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

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