

**55 High Street, Barnstaple, Devon.**

**Status: Let**

**Price: Confidential Agreement**

**HIGH STREET RETAIL  
OPPORTUNITY- £18,000 p.a.**

- Extensive window frontage
- 1200 sq. ft. (over 2 floors)
- A5 planning permission (hot food t/away)
- Close Primark & Iceland
- Potential to create Flat above
- Freehold sale considered

**Ref: UW839**

SOLE LETTING AGENTS

Underwood Warmington are pleased to be appointed SOLE LETTING AGENTS of this well known High Street property at Northgate, located opposite National chains, ICELAND, SAVERS (health & beauty), ANY TIME FITNESS (gym) and NORTH DEVON HOSPICE, BARNSTAPLE COFFEE SHOPPE, CREATURE COMFORTS & PRIMARK.

The premises benefits from an extensive retail frontage on the High Street and has, until recently, been occupied by Warren's Bakers.

The property benefits planning permission for use as a "hot food take-away" (A5) as well as restaurant, retail and offices. Mains gas has recently been laid.

In excessive of 1200 sq ft (114m2) is provided arranged over ground & first floor as follows:-

## GROUND FLOOR

ZONE A : 568 sq ft (52.7m2)

ZONE B : 165 sq ft (15.2m2)

## FIRST FLOOR

500 sq ft (46m2) in two areas. WC facilities. AGENTS NOTE: The first floor can be accessed via a seperate entrance at the rear of the property if desired.

## LOCATION

Barnstaple is the regional administrative and commercial centre for the North Devon area, located approximately 45 miles from Exeter

and 50 miles from Taunton, accessed via the A361 'North Devon Link Road' which joins the M5 at junction 27. The estimated PROMIS 'Shopping Population' (those who regard the town as their main shopping destination) is 119,000, boosted significantly by tourism to the region.

## EPC

Rated C Score 70

## 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) nor 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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