

63/64 Boutport Street (ground floor), Barnstaple, Devon EX31 1HG

Status: Let

Price: Confidential Agreement

SOLE LETTING AGENTS

- 623 sq, ft, (57.8m2)
- 22' window frontage
- 20 metres High Street
- Excellent trading location
- Stylish premises
- New lease available
-

Ref: UW840

SOLE LETTING AGENTS

LOCATION

Barnstaple is a very well respected, bustling former Market Town, being the regional and commercial center for North Devon. It serves a resident population approaching 30,000, in addition to a wide catchment swelling the numbers to circa 135,000. The estimated PROMIS 'shopping population' (those who regard Barnstaple as their main shopping destination) is 119,000, boosted significantly by tourists to the region.

The Town is a popular shopping destination with many well known National names complimented by interesting local traders and the World famous Pannier Market. Good car parking facilities are to be found and there is a branch line Railway station and a wide range of facilities for a town of its size. With Exmoor National Park to the North and the glorious coastline nearby where there are fabulous sandy beaches interspersed by rugged cliffs, it is easy to see why the region is so popular.

Barnstaple is easily accessed via the A361 (North Devon Link Road) which gives direct access to the M5 Motorway at Junction 27 (Tiverton) where there is also an Intercity rail link (Tiverton Parkway and Airports at Exeter and Bristol).

Mileages are Bideford 10 miles; M5 Motorway 36 miles; Exeter 55 miles; Taunton 50 miles, Bristol 100 miles.

SITUATION

The premises enjoy a good trading position in the heart of Barnstaple, just off the Southern end of the High Street. Nearby traders include the Royal & Fortescue Hotel, 62 The Bank (bistro/restaurant) Youings (a long established local tobacconist & confectioners), numerous Banks & Building Societies, other Restaurants, specialty retail outlets and Licensed premises. Passing footfall is strong whilst the premises also benefit from a striking 22 ft. (6.8m) double window frontage.

ACCOMODATION

The premises comprise the following:-

Internal width (front of property) 22' 2" (6.7 m)

Internal width (rear of shop) 20' 9" (6.3 m)

Shop depth 28' (8.5 m)

Retail Area 623 sq ft (57.8 m²)

Superb double frontage offering excellent display facilities with 2 x raised display areas, central fully glazed entrance door for customers, a stylish, contemporary feel with stained floorboards, ceiling spotlights on tracking plus pendant lighters, electric heat curtain over doorway.

Small Kitchen Area 8' 8" x 7' 4" with stainless steel sink unit, fitted work surface, wall cupboard.

WC

THE LEASE

A new lease is offered. Term to be agreed

RATES

The rateable value of the premises is £11,750. Rates payable 2019/20 approximately £5,750. Rates relief under the Small Business Rate Relief Scheme may apply. NO BUSINESS RATES WILL BE PAYABLE UNDER THIS SCHEME

VIEWING

No direct approach to the premises should be made please. For an appointment to view please contact Underwood Warmington. T: 01271 378 731. E: dw@underwoodwarmington.com
Website www.underwoodwarmington.com

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. The photographs show only certain parts and aspect of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by an intending tenant.