



**11 Holland Walk, Barnstaple,
Devon. EX31 1DW**

Status: Let

**Price: Confidential Terms
Agreed**

**"Desirable Business premises in
the sought after trading
thoroughfare of Holland Walk,
Barnstaple"**

- 928 sq. ft. (86.2m²) over 2 floors
- Fashionable trading location
- 50 metres High Street
- Close large car park
- Suit retail/offices/catering/
consulting
- Available end March 2022

Ref: UW885

"SOLE LETTING AGENTS"

INTRODUCTION

Barnstaple is North Devon's Commercial Centre being a popular and successful market town. Location is excellent for a variety of businesses wishing to be in the heart of the busy town centre core. The town offers a good trading location and with a resident population of approaching 30,000, complimented further by trade from a wide hinterland increasing the catchment area to circa 120,000, enhanced further by its popularity with tourists throughout the year. The region is easily accessible 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, & Bristol.

LOCATION

The location is excellent for business. Holland Walk is well known in the region as one of the best locations for local "niche" businesses to trade whilst nearby National traders include Costa Coffee, H Samuel Jewellers, Poundland, Banbury's Department Store, WH Smith/ Post Office, Marks & Spencer and Green Lanes Shopping Centre. Other occupiers in Holland Walk include Boston Tea Party (café/restaurant), Katie Jayne's (sports/beauty), Go Travel (travel agents), The Baby Bay, Lemon Next to Pie (café), Carole Anne (jewellers) Devon Gold (jewellers) and Private Collection (ladies fashions)

Overall floor space (arranged over two floors) - 928 sq. ft. (86.2m2)

The ground floor of this building provides 475 sq. ft. (44m2) - First Floor 455 sq. ft. (42m2) . Retail Zone A 366 sq. ft. (34 m2) , Zone B 107 sq. ft. (9.9m2).

Internal Frontage 18' (5.5m)

Maximum Built Depth 28' (8.6m)

Shelved Store 5' 7" x 6' 4"

Suspended ceiling with lighting panels

First Floor

Consult Room 1 : 13' 5" x 9' 1"

Consult Room 2 : 12' 11" x 9' plus 3' x 4'

Seating Area for 3 persons on landing. 'Open' Kitchenette area and Store (11' x 5")

FIXTURES & FITTINGS.

The premises is offered vacant. None of the hair dressing equipment/furniture is included.

SERVICES

Mains water and electricity are connected.

ENERGY PERFORMANCE CERTIFICATE

Assessed in Band C (63).Copy on request.

LEGAL COSTS

Each party to bear their own legal costs.

MONEY LAUNDERING COMPLIANCE

In order to comply with UK Money Laundering Regulations 2017, UNDERWOOD WARMINGTON will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and other required documents

PLANNING

Government changes to the Use Classes Order came into effect on 1 September 2020. These premises now fall into the newly introduced, Class E. This will allow use (without the need for planning permission through a "change of use) as a shop, financial and professional services, restaurant/café, offices R&D and light industry, gyms and medical- health services and day centres. clinics, creches, day nurseries etc. Interested parties should consult with North Devon Council at Barnstaple to discuss.

RENT & LEASE

A new lease is offered on these premises, term to be agreed. **Rent £10,000 per annum (plus VAT)** payable monthly in advance. Rent deposit equivalent to one month's rent to be held by the Landlord. Full Repairing/Insuring Terms. Normal references will be required.

VIEWING

Viewing can only be carried out with prior notice by contacting :-

Dean Warmington: DD 01271 378 731 M: 07971 830 881 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 purchaser



