



40 High Street Barnstaple EX31 1BZ

Status: Let

Price: Confidential Agreement reached

Prime Retail Unit To Let

- Prime Retail Unit
- 1447 sq. ft. 134m2
- Rental Proposals invited
- Incentives available
- Early occupation available
- 100% prime trading position

Ref: UW887

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.

The premises are located in a prime location fronting the High Street with nearby retailers including Ryman, Natwest, Clinton Cards, Boots, Waterstones, M&S, WH Smith/Post Office, Shoe Zone & Joules.

ACCOMODATION

The premises are arranged over ground floor only and provide the following approximate net internal floor areas:-

Ground Floor

Internal Width	17' 2"	5.23m
Shop Depth	89' 8"	27.4m
Sales	1447 sq. ft.	134.44 sq. m

WC

RENT

Rental offers invited.

TERMS

Available on new lease terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-73. Further details available upon application.

VAT

All figures quoted are exclusive of VAT

COSTS

Each party to be responsible for their own legal costs incurred in the transaction

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.

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

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