



61 Vicarage Street, Barnstaple,  
Devon. EX32 7BT

Status: To Let

Price: £15,000 p.a.

**DUE TO RE-LOCATION -  
Barnstaple Premises benefitting  
Take- Away Planning Permission  
(A5) but suitable many other  
Business Uses (STC)**

- Available due to re-location
- 1741 sq. ft. (162m<sup>2</sup>)
- Take-Away Planning Permission (A5)
- Suitable many Business uses
- 4 x car spaces included
- 8 years lease remaining

Ref: UW895

## 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 well known secondary location easily accessed on foot or via vehicle. There are two large open surfaced car parks at the rear of the property providing 350 car parking spaces. Adjoining traders include hairdresser, take – away, restaurant, a gaming centre, large furniture store, launderette, various offices and a pub.

## ACCOMODATION

The premises are located to the east of the main centre on the approach road to Green Lanes Shopping Centre car park. Nearby occupiers include various offices, a dentist, care home, motor car repair garage, restaurant/take-aways, and mixed residential occupiers. 4x on-site car parking spaces are included within the demise.

Ground Floor

Overall ground floor space      1741 sq. ft. (162m2)

Largely open plan cooking/preparation area, cold room, bottle store, serving/waiting area, office, store area, preparation area and 2 x WC's.

Suspended ceiling throughout, ceramic wall tiling, non-slip floor covering. Fully air conditioned.

The accommodation is single storey, ground floor.

## SERVICES

Mains water, electricity and drainage connected.

## PLANNING PERMISSION

The existing Planning Permission allows Use under the previous A5 category (Hot Food Take-Away). This Class is now incorporated within the wider Classes E (e-f) and F1. This new Class will now encompass retail, financial services, professional services, other appropriate services in

a commercial business or service locality, food and drink for consumption (mainly) on the premises, indoor sport, recreation or fitness, medical or health services and uses which can be carried out in a residential area without detriment to its amenity. The premises will thus be suited to a number of business uses outside restaurant/take-away use.

## TERMS

The premises are available by a sub lease within approximately 8 years to run. Rental £15,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

## VAT

All figures quoted are exclusive of VAT.

## COSTS

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

## 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](mailto:dw@underwoodwarmington.com)  
Website: [www.underwoodwarmington.com](http://www.underwoodwarmington.com)

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