



**Unit 1, Rose Lane/Eastern Avenue  
(Tesco's), Barnstaple, Devon EX32  
8PG**

**Status: Let Agreed**

**Price: Confidential Agreement  
reached**

**"Superbly located business  
premises adjoining Tesco's"**

- 1000 sq. ft. (93m<sup>2</sup>)
- Fantastic trading position
- Suitable many uses/occupiers
- Highly visual
- Available immediately
- Opportunity not to be missed

**Ref: UW901**

**SOLE LETTING AGENTS**

## GENERALLY

**UNDERWOOD WARMINGTON** are pleased to have been appointed Sole Letting Agents of this superbly located RETAIL/OFFICE unit which adjoins the Tesco Store at Rose Lane/Eastern Avenue (Whiddon Valley) in Barnstaple. There are only 3 x units (two now combined for the Over & Above Charity) operating from this exclusive location and thus the availability of **Unit 1** is a fantastic business opportunity.

The premises provide circa 1,000 sq. ft. (93m<sup>2</sup>)

Internal Frontage 19' 1" (5.87) - 2 x display windows with central double entrance doors, fully glazed, electric heat curtain over door, exterior, electrically operated security shutter. The premises provide circa 1,000 sq. ft. (93m<sup>2</sup>)

Built depth 51' 1" (15.6m)

Zone A space 390 sq. ft. (36.2m)

Zone B space 394 sq. ft. (36.6m<sup>2</sup>)

Zone C space 199 sq. ft. (18.5m<sup>2</sup>)

Unisex WC with hand-basin, fluorescent lighting throughout, 4 x double electric sockets and Open Reach telephone sockets, fully carpeted, 13' (4m) ceiling height

## LOCATION

Barnstaple is located on the North Devon coast and is the principal retail, business, leisure and cultural centre in the district and plays a strategic role in the provision of health and education services and public administration. It lies 53 miles west of Taunton and 43 miles north east of Exeter. Access to Barnstaple is provided by the A361 North Devon Link Road with connection at Junction 27 of the M5 Motorway.

Barnstaple is a strong, former Market Town with around 750,000 visitors each year making it the second most important destination in Devon after the Torbay area. The town has a resident population of 32,000 and retail catchment population estimated in the region of 120,000 within a 20 mile radius of the centre. 76% of this population lives in or around the Taw Estuary between Barnstaple and Bideford.

## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned.

## LEASE TERMS

The premises are available to rent on new lease terms (length to be agreed between the parties) Incoming tenants will be required to provide two satisfactory trade and/or character references and a bankers reference in support of their application to rent.

## RENT

£15,000 per annum (plus VAT) payable monthly or quarterly (to be agreed) in advance. A one month rent deposit will be required to be held by the Landlord. Rent review after 3 years based on change in RPI/CPI (no downward movement). Tenant to be responsible to maintain interior and pay a due proportion of exterior repairs/decoration (capped at £1500.00 pa) . Annual Service Charge (limited and proportion shared with adjoining two units). Landlord insures the property and tenant pays due proportion, together with adjoining occupiers (as above).

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this transaction

## VAT

We are advised that VAT will be chargeable on the rent.

## BUSINESS RATES

The unit has a rateable value of £8,400 (2023/4). Qualifying occupiers can thus benefit from **100 %** relief from Business Rates.

## VIEWING

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

Dean Warmington. DD 01271 378 731 e: [dw@underwoodwarmington.com](mailto:dw@underwoodwarmington.com)

Website: [www.underwoodwarmington.com](http://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

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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.



