



**7 Queen Street, Barnstaple, Devon
EX32 8HJ**

Status: Let

**Price: Confidential Agreement
reached**

**Barnstaple Town centre Retail/
Office premises**

- 550 sq. ft. (51m2)
- Suitable various Businesses
- Busy pedestrian flow past
- Includes parking space
- Early possession given
- Near major public car park

Ref: UW 909

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. Queen Street is well regarded as an 'off High Street' trading pitch which has proven popular for many years. The Town's bus/coach station as well as the largest open surface public car park are both within a few paces as is the Main Post Office and a Doctors surgery.

Overall floor space (arranged over ground floor) – 550 sq. ft. (51 m2)

Internal Frontage 15' 8" (4.8m)

Maximum Built Depth 35' 3"(14m)

Fully glazed display frontage and customer door. Suspended ceiling with lighting panels throughout. Easy access WC. Kitchen area. Door to **outside** providing a reserved car parking space.

FIXTURES & FITTINGS.

The premises is offered vacant.

SERVICES

Mains water and electricity are connected.

ENERGY PERFORMANCE CERTIFICATE

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

BOOST FOR HIGH STREET WITH 50% CUT TO BUSINESS RATES !

In a bid to retain businesses and 'create stronger high streets', the chancellor has announced a 50 per cent discount on business rates for retail, hospitality, and leisure businesses in England.

For the next financial year, businesses will be able to claim a 50 per cent reduction in 2022-23, up to a maximum of £110,000.

And from 2023, a new business rates relief will support investment in property improvements so that no business will face higher business rates bills for 12 months after making 'qualifying improvements' to their property. This speaks to the government's drive to meet net zero targets and hopes to encourage businesses to adopt green technology, such as solar panels.

TENURE

A new Lease is available - terms to be agreed

VIEWING

For an appointment to view please contact:

Dean Warmington

Tel: 01271 378731

Email: dean@underwoodwarmington.com

Mobile: 07971830881

PROPERTY REFERENCE NUMBER

UW 909

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