



**GROUND & FIRST FLOOR SHOP UNIT TO LET
CLOSE TO THE HIGH STREET**

10 GAMMON WALK, BARNSTAPLE, NORTH DEVON EX31 1DJ

SITUATION

The unit is situated within the pedestrianised partially undercover shopping area known as Gammon Walk. The subject unit is situated just off the main High Street and located within a mixed retail area. Other traders in the immediate vicinity include: Spec Savers, Imperial Cancer Research Fund, White Stuff and Green Lanes shopping centre.

DESCRIPTION & ACCOMMODATION

The accommodation of the subject property is comprised of fitted ground floor retail and first floor retail and storage. There is rear access from the service yard behind with an external store. There is wood effect flooring and high

ceiling. The premises have the following approximate areas and dimensions:-

Gross Frontage	19'	(5.8m)
Net Frontage	17'	(5.2m)
Max retail Width	18'	(5.5m)
Max retail Depth	47'	(14.5m)
Net Ground Floor	712 sq ft	(66 sq m)
Net First Floor	373 sq ft	(34 sq m)

LEASE

Available by way of a new lease term based on £14,000 pax..

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

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