



**PROMINENT RETAIL UNIT IN BARNSTAPLE'S
PREMIER SHOPPING CENTRE**

**UNIT K9 GREEN LANES SHOPPING CENTRE
BARNSTAPLE EX31 1UL**

RENT: £12,000 pax.

LOCATION

Barnstaple is the commercial and administrative centre for North Devon. It has a district population of 87,500 and a catchment population of 135,000 within a 35 mile radius.

Green Lanes Shopping Centre is Barnstaple's principle covered scheme with 44 stores, two High Street entrances and a modern 419-space car park. Tenants include New Look, TK Maxx, River Island and M&Co, with the most recent entrants being Pandora and Deichmann.

ACCOMMODATION

The premises extend to 317 sq ft (29.45m) comprising open plan retail space with glazed frontage.

PROPOSAL

A new effectively full repairing and insuring lease by way of a service charge for a term to be agreed subject to five yearly upwards only rent reviews.

SERVICE CHARGE

The approximate service charge is £3,839.39 (2017/18).

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.



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