



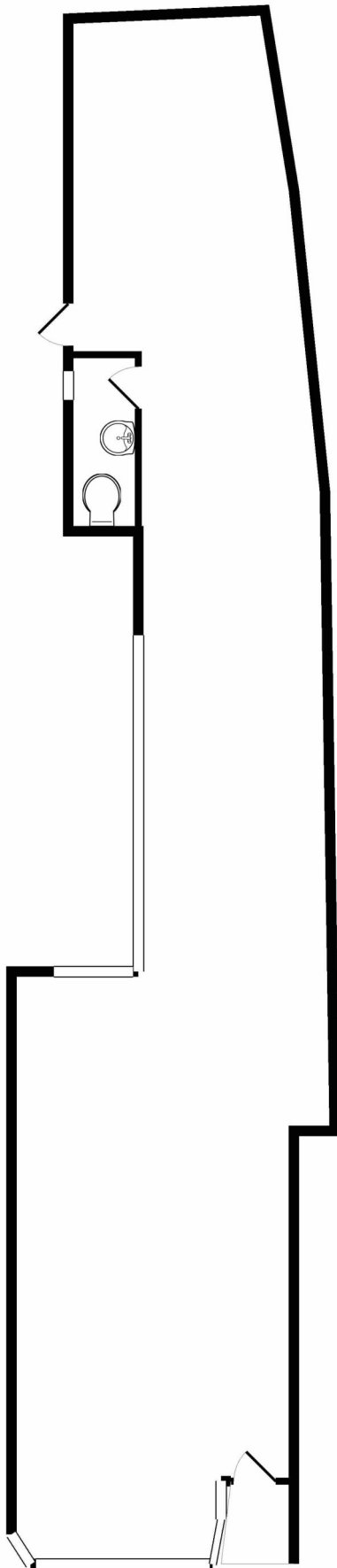
TO LET
REFURBISHED TOWN CENTRE SHOP UNIT



86 BOUTPORT STREET
BARNSTAPLE, NORTH DEVON EX31 1SR

RENT: £12,000 p.a.x.

*Busy town centre location
Ideal coffee shop, cafe, restaurant etc
Refurbished accommodation
Rewired, fire alarm etc
Extending to c.820 sq ft GIA
Flexible lease terms
Rateable Value: £TBA*



THE SITUATION

The unit is situated on the busy section of Boutport Street in Barnstaple's town centre. The premises enjoy almost direct access to Barnstaple High Street and is close to the multiplex cinema. It is also around 50 yards from the main car parks within Queen Street. The property is also close to local landmarks such as the listed Butchers Row and the historic Pannier Market. The premises are Grade II Listed.

THE PROPOSAL

A new lease term by negotiation.

LEGAL COSTS

Each party to bear their own legal expenses.

THE ACCOMMODATION

Retail display window, new suspended ceiling, fire alarm, space for storage, kitchen etc.



TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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