

TO LET AS A WHOLE OR IN PART



**HIGHLY VISIBLE ROADSIDE RETAIL SITE TO LET
(FORMERLY CO-OP/SOMERFIELD SUPERSTORE)**

**UPCOTT AVENUE, POTTINGTON BUSINESS PARK
BARNSTAPLE EX31 1NH**

C.17,050 sq ft / 1,584 sq m ground floor

Ancillary plant rooms and first floor

Site area (including buildings) c.1.14 acres (0.46 hectares)

Well located on popular Business Park

Good access & visibility from A361

Level tarmac surfaced car park for c.90 vehicles

LOCATION

The site and premises are prominently located on Upcott Avenue within close proximity of the A361 linking Barnstaple, Braunton and the coast. Established occupiers nearby include Jewson, Magnet, Greggs, Burger King and Howdens with Barnstaple Nissan being opposite.

PROPOSAL

It is our Clients' intention to either let the site as a whole to a major retailer etc or sub-divide into separate units of various sizes and uses. Preliminary plans are for a mix of retail/leisure uses along with small industrial/storage units.

Wright Commercial are inviting proposals/applications to be submitted for consideration.

LEASE TERMS

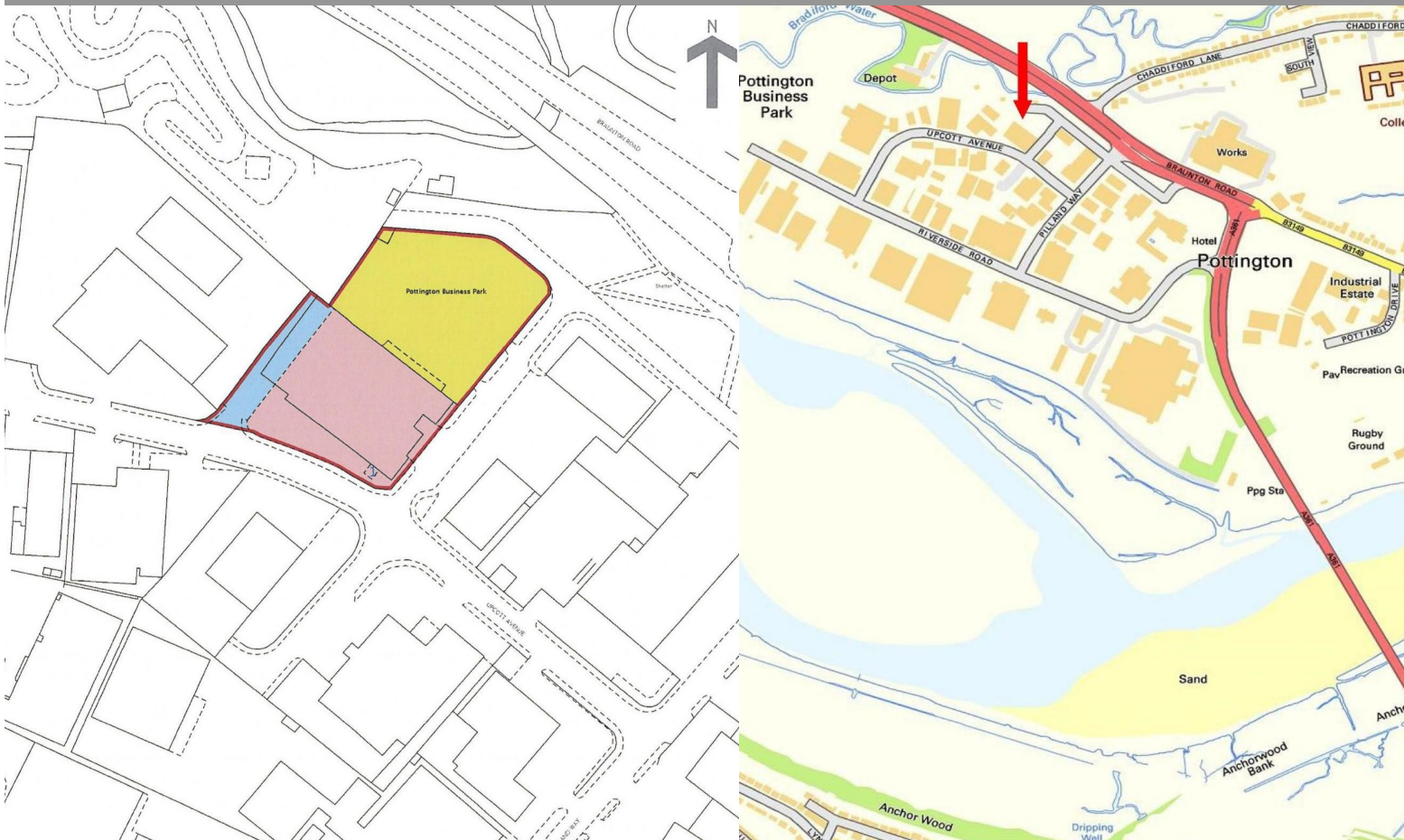
The site and premises are available as a whole or in part on negotiable terms.

PLANNING

The premises are suitable for a wide range of uses (subject to planning use change if required) including retail, warehouse, trade counter and leisure. All enquiries should be directed to North Devon Council planning department. Tel: 01271 388288.

SERVICES

Mains electricity, water, drainage and gas.

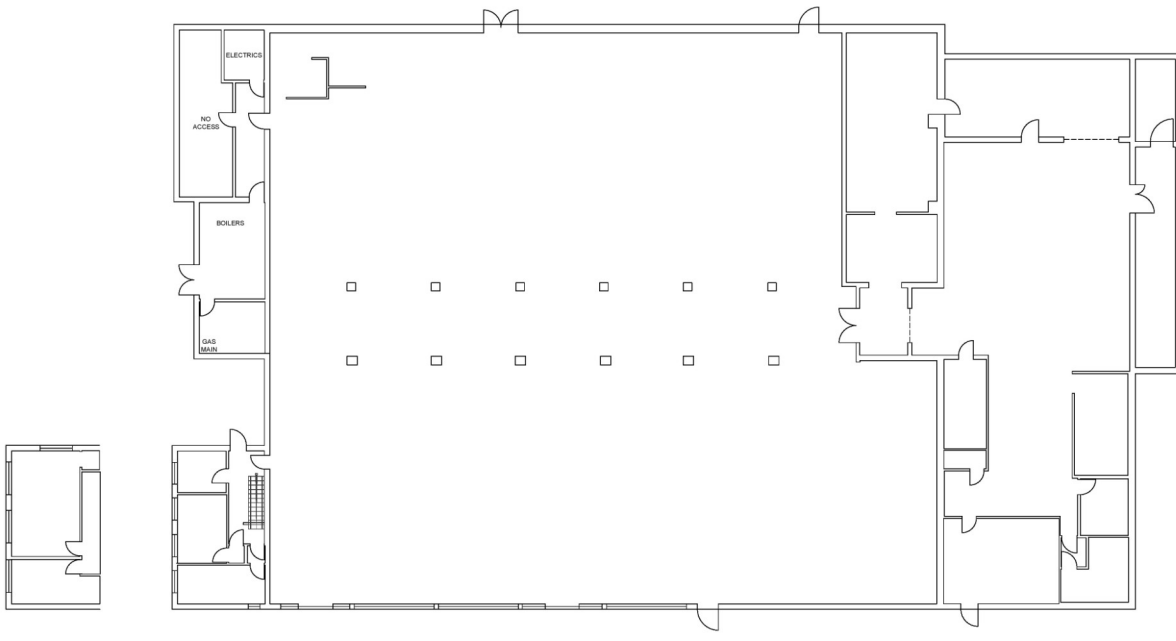


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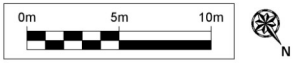
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FIRST FLOOR

GROUND FLOOR



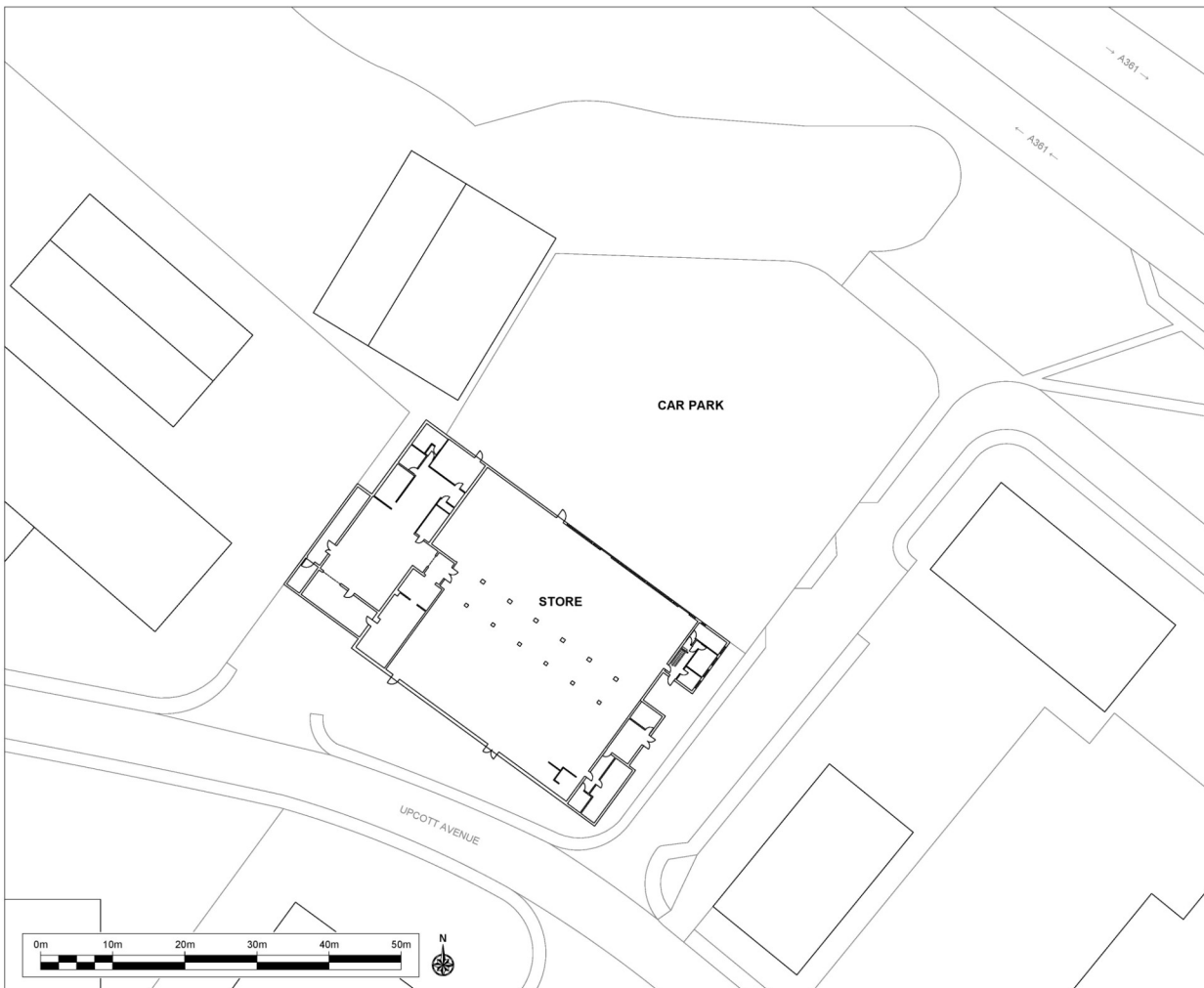
Revisions	Comments	DATE
	CO-OP FOOD - SUPERMARKET	06-02-2020
	BRAUNTON ROAD	
	BARNSTAPLE	
	EX31 1NH	1:200 @ A3
	DRAWING TITLE	
	FLOOR PLANS	

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Revisions	Comments	DATE
	CO-OP FOOD - SUPERMARKET	06-02-2020
	BRAUNTON ROAD	
	BARNSTAPLE	
	EX31 1NH	1:500 @ A3
	DRAWING TITLE	
	SITE PLAN	