



PRIME HIGH STREET PROPERTY TO LET

**25 HIGH STREET**

**BARNSTAPLE EX31 1BL**

## **SITUATION**

Barnstaple is the regional centre for North and Mid Devon situated some 40 miles north-west of Exeter and 45 miles west of Taunton. The town is a popular tourist destination which has a significant impact upon consumer spending levels in the town. Barnstaple has a largely unopposed retail catchment population within 5 miles estimated to be 49,488 inhabitants.

## **LOCATION**

This property occupies a prominent trading location facing down Cross Street close to the Pannier Market; it is situated adjacent to **Marks & Spencer, Wimpy** and close to branches of **Rieker Shoes, Milletts, Shoe Zone, Caffè Nero, Mountain Warehouse** and **Boots Opticians**.

## **DESCRIPTION & ACCOMMODATION**

This attractive period property is arranged on ground and 3 uppers floors, having the following dimensions and floor areas:

<b>FRONTAGE</b>	19 ft 3 ins (6.3 m)
<b>SHOP &amp; BUILT DEPTH</b>	49 ft 0 ins (16 mtrs.)
<b>GROUND FLOOR AREA</b>	876 sq ft (81.37 sq.m)
<b>FIRST FLOOR</b>	617 sq ft (57.31 sq.m)
<b>SECOND FLOOR</b>	777 sq ft (72.17 sq.m)
<b>THIRD FLOOR</b>	269 sq ft (24.98 sq.m)

## **TERMS**

We are instructed to offer the entire property on a new full repairing and insuring lease for a term of 15 years with the provision for 5 yearly upwards only rent reviews.

## **RENTAL**

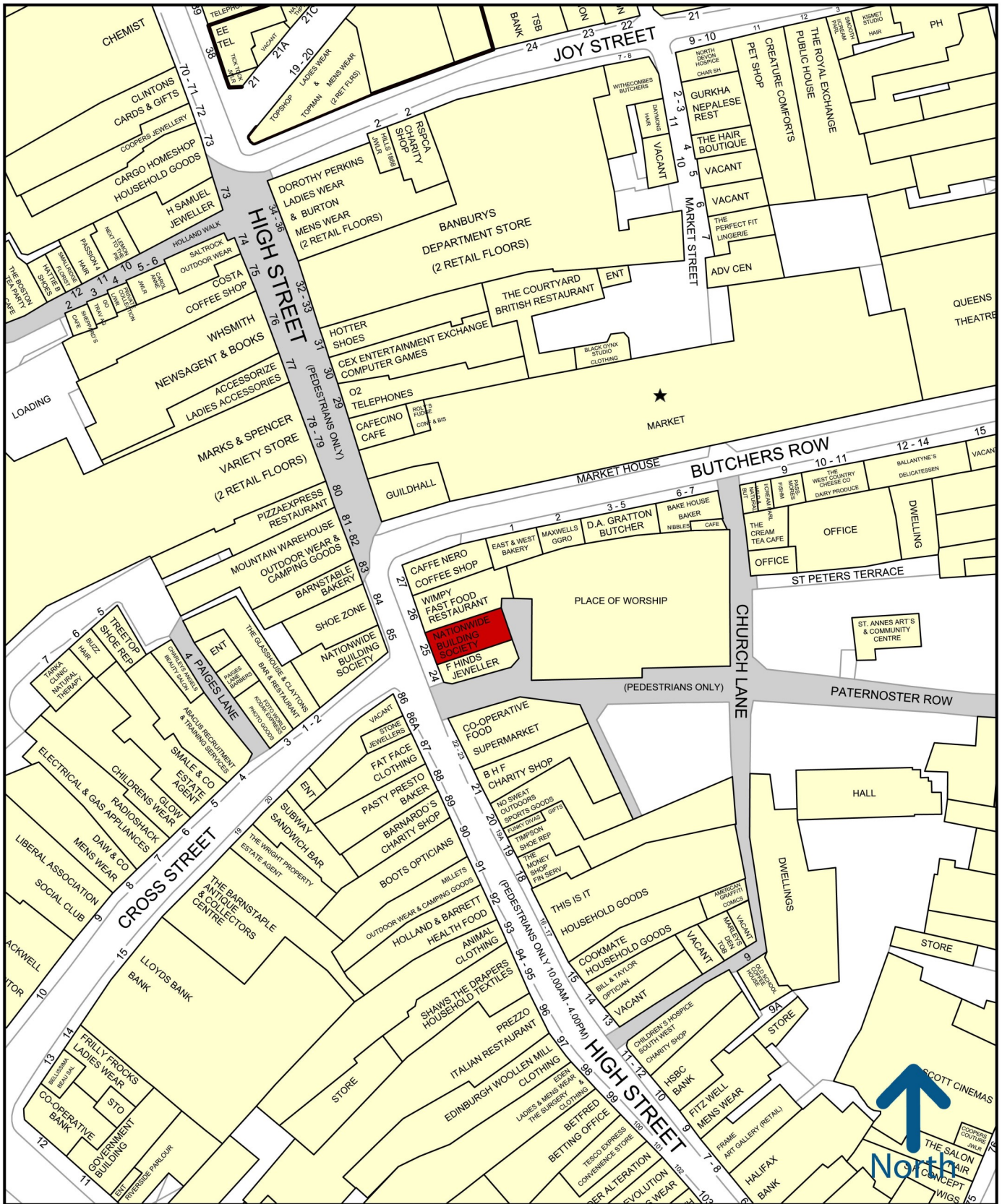
Our clients require a commencing rental in the region of £25,000 per annum exclusive.

## **LEGAL COSTS**

Each party to be responsible for the payment of their own costs incurred in any transaction.

## **EPC**

Will be provided to interested parties



50 metres

Experian Goad Plan Created: 02/04/2015  
Created By: Wright Commercial

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