



# TO LET

## 47, HIGH STREET, GREEN LANES SHOPPING CENTRE, BARNSTAPLE, EX31 1UL

**\*FLEXIBLE / ATTRACTIVE TERMS AVAILABLE\***

### LOCATION

Barnstaple is busy North Devon town comprising nearly 47,000 people\* bolstered by tourists, during the weekends and school holidays in particular.

Green Lanes is an enclosed shopping centre situated in the heart of Barnstaple with two entrances onto prime pedestrianised High Street. Located close to the central bus and rail stations, the scheme comprises approximately 140,000 sq ft of retail space with a 394 space multi-storey car park. The annual footfall is 4.6M.

The premises previously traded as KFC, fronting High Street with a return frontage into Green Lanes, next to Grape Tree, two doors from Primark, whilst opposite Greggs, White Stuff and Bon Marche. Other well-known occupiers close by include Wilko, Body Shop, Joules and Superdrug.

### ACCOMMODATION

Internal Width:	11.37 m	(37 ft 4)
Shop Depth:	22.26 m	(73 ft 1)
Ground Floor:	238.85 m <sup>2</sup>	(2,571 sq ft)
First Floor:	64.29 m <sup>2</sup>	(692 sq ft)
Second Floor:	49.24 m <sup>2</sup>	(530 sq ft)

NB—Intention to provide unit on the basis of a white boxed lockup shop, unless interest to the contrary.

### LEASE

A new full repairing and insuring lease is available for a term to be agreed.

\* [www.devon.gov.uk/communities/your-community/barnstaple-profile](http://www.devon.gov.uk/communities/your-community/barnstaple-profile)

### CONTACT

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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

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### IMPORTANT INFORMATION

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## RENT

£30,000 per annum exclusive.

## SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre. The service charge estimate for the current year is estimated to be £29,718.

Insurance for the current years is estimated at £451.

## RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £77,500

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>.

## PLANNING

The premises benefits from a Class E planning consent allowing premises to be used for retail, financial and professional services, cafés/restaurants, offices or medical, subject to landlords consent.

## LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

A certificate rated D (78) is available on request.

## VAT

All figures within these terms are exclusive of VAT where applicable.

## VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Timothy Edgell: [timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk) / 0117 363 5702 / 0117 922 1222 or

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222 at this office.

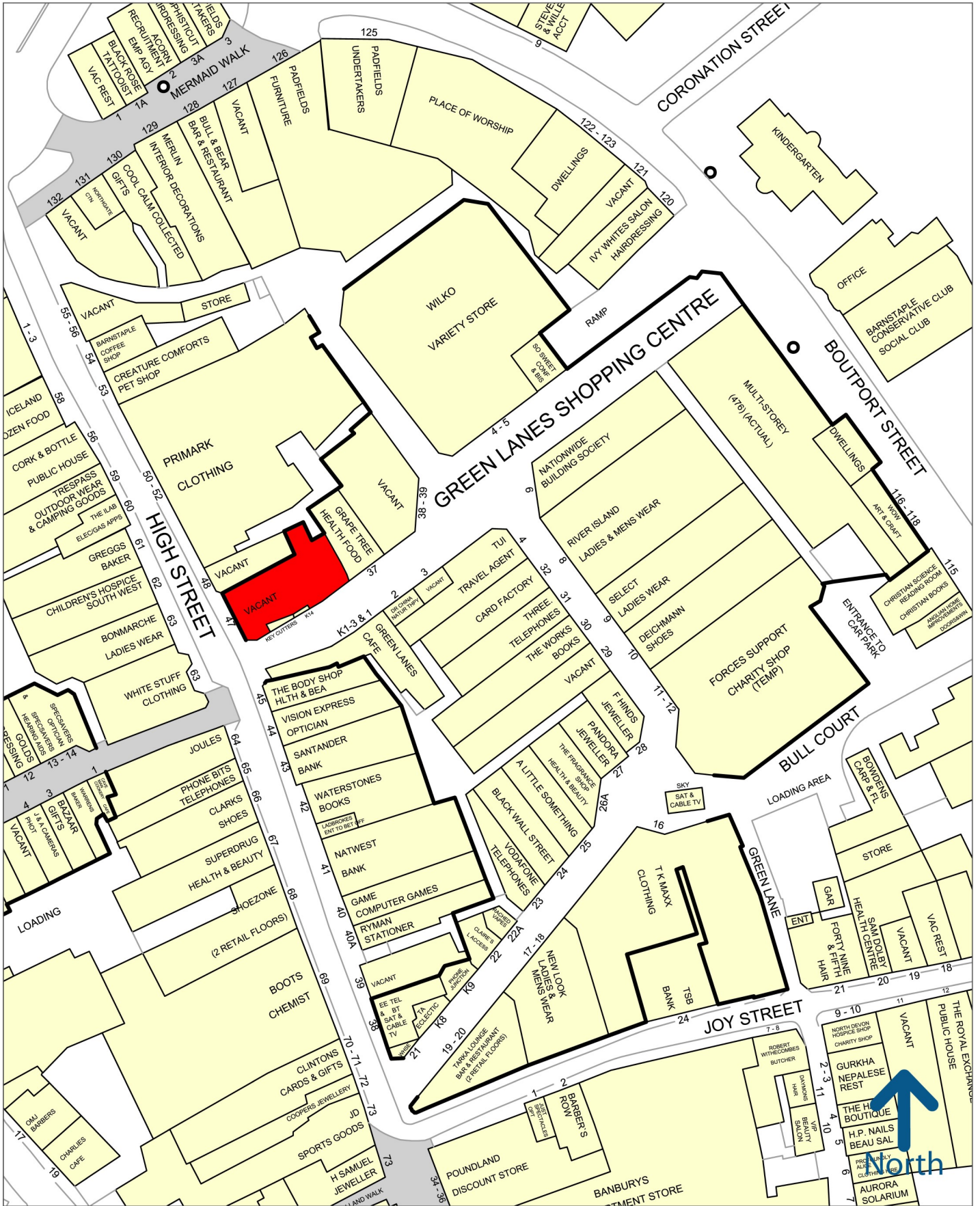
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**SUBJECT TO CONTRACT Updated December 2022**

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50 metres

Experian Goad Plan Created: 04/08/2022  
Created By: Carter Jonas LLP



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