

RETAIL

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TO LET

**UNIT 22 , GREEN LANES SHOPPING CENTRE,
BARNSTAPLE, EX31 1UL**

GROUND FLOOR: 45 SQ M (484 SQ FT) + FIRST FLOOR

LOCATION

Barnstaple is a busy North Devon town comprising nearly 47,000 people*, bolstered by tourists during 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 unit immediately adjoins Sacred Vapes and Phone Junction whilst opposite New Look, TK Maxx and Tarko Lounge. Other well known occupiers close by include River Island, Card factory and Pandora.

ACCOMMODATION

Ground:	45.00 m ²	(484 sq ft)
First	41.96 m ²	(452 sq ft)

LEASE

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

CONTACT

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IMPORTANT INFORMATION

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22, GREEN LANES SHOPPING CENTRE, BARNSTAPLE

RENT

£15,000 per annum exclusive.

SERVICE CHARGE AND INSURANCE

A service charge of £7,614 per annum will be levied for the general upkeep, maintenance and management of the shopping centre. Insurance for the year will be £230.

RATES

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

Rateable Value: £17,500 (From 1st April 2026)

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 new certificate is being published.

VAT

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

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

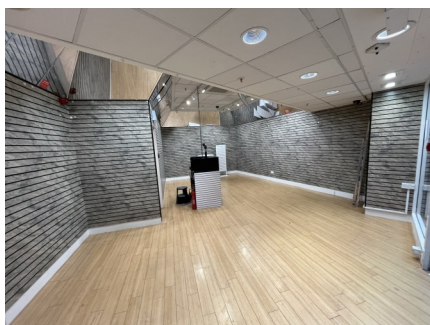
VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

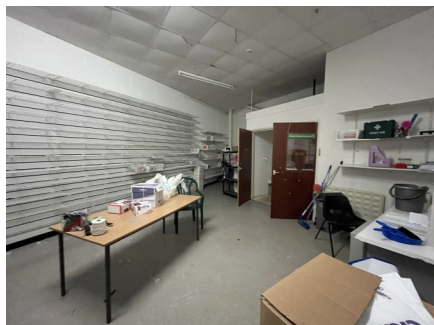
Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222 at this office.

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



Ground floor



First Floor



SUBJECT TO CONTRACT August 2026

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Barnstaple (Organisation)

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