

RETAIL

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TO LET

UNIT 116-118, BOUTPORT STREET, BARNSTAPLE, EX31 1TD

GROUND FLOOR - 71 SQ M (764 SQ FT)

LOCATION

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

The premises front Boutport Street, in between 2 pedestrian entrances to the busy **Green Lanes Shopping Centre**, an enclosed retail destination situated in the heart of Barnstaple where multiple retailers include **Poundland, Deichmann, TUI, Card Factory, The Works, F Hinds, TK Maxx** and **New Look** amongst others.

Comprising approximately 140,000 sq ft of retail space, Green Lanes benefits from a 394 space multi-storey car park And annual footfall of around 4.5M.

ACCOMMODATION

Internal depth: 16.3 m (53 ft 5)
Internal width: 4 m (13 ft 1)
Ground floor: 71 m² (764 sq ft)

RENT

£9,000 per annum + VAT

CONTACT

Carter Jonas
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Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

Cellan Richards

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

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Jonas**

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre.

Insurance for the current year is estimated at £196 +VAT.

RATES

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

Rateable Value: £11,000 (from 1st April 2026)

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

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

The entire premises are assessed as D (92)

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



SUBJECT TO CONTRACT APRIL 2026

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