

RETAIL

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TO LET

UNIT 11-12, GREEN LANES SHOPPING CENTRE, BARNSTAPLE, EX31 1UL

*** CONSIDERATION TO SPLITS TO SUIT SPACE REQUIREMENTS ****

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.

This former BHS store is currently temporarily occupied and immediately adjoins **Deichmann Shoes** and opposite **TK Maxx**, **F Hinds**, **Pandora** and **The Works**. Other well known occupiers close by include **River Island**, **Card factory** and **New Look**.

ACCOMMODATION

Internal Width:	27.88 m	(91 ft 6)
Shop Depth:	37.14 m	(121 ft 9)
Ground Floor:	1,002.30 m ²	(10,789 sq ft)
First Floor:	865.00 m ²	(9,311 sq ft)
Second Floor:	673.62 m ²	(7,251 sq ft)

NB—Consideration will be given to splitting this space, subject to occupier requirements

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

CONTACT

Carter Jonas
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Berkeley Place, Bristol, BS8 1BQ
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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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TERMS

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre and is based on £9.12 per sq ft. Insurance for the year will be £7,547.

Rental terms will be dependant on the space required, length of term, covenant and hand over specification, so please discuss your specific requirements with us.

RATES

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

Rateable Value: £163,000 (From 1st April 2023)

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>.

If the premises are split, the rating assessment will be re-assessed.

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 C (66) is available on request.

VAT

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

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 AUGUST 2025

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