

RETAIL

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UNIT 8, GREEN LANES SHOPPING CENTRE, BARNSTAPLE, EX31 1UL

GROUND FLOOR - 530 SQ M (5,713 SQ FT)

****SUBJECT TO VACANT POSSESSION****

LOCATION

Barnstaple is a 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 neighbours **Deichmann Shoes and Nationwide** whilst opposite **Three Telephones and the Card Factory**. Other well known occupiers nearby include **F Hinds, Pandora, TK Maxx** and **TUI**.

ACCOMMODATION

Ground floor: 530 m² (5,713 sq ft)

First floor: 132 m² (1,417 sq ft)

LEASE

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

CONTACT

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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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8, GREEN LANES SHOPPING CENTRE, BARNSTAPLE

RENT

£30,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

A service charge of £67,000, plus VAT, will be levied for the general upkeep, maintenance and management of the shopping centre.

Insurance for the current year is estimated at £1,120 plus VAT.

RATES

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

Rateable Value: £70,000 (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>.

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 C (65)

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 DECEMBER 2025

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