

REDUCED



## DOUBLE FRONTED HIGH STREET SHOP TO LET



**14 HIGH STREET**  
BARNSTAPLE, NORTH DEVON EX31 1BG

RENT: £12,000 p.a.x

## ACCOMMODATION

The premises are arranged as a ground floor double fronted shop unit with rear storage and toilet facilities, benefiting from the following approximate dimensions and areas: -

Shop Width	12'	3.68 m
Shop Depth	46'	14 m
Retail Area	554 sq ft	51.5 sq m
Storage etc	220 sq ft	20.5 sq m

The storage area to the rear of the shop is only separated by a partition wall which could be adjusted to enlarge the retail area.

## TERMS

The premises are to be made available by way of a new internal (and Fascia) repairing and insuring lease at an initial rent of £12,000 p.a.x. for the first year rising to £14,000 in year 2. Term by negotiation. There is an annual service charge at 40% of cost.

## PLANNING

A variety of uses within Class E of the Town & Country (Use Classes) Order 1987.

## RATES

The current Rateable Value is £14,000. We understand the vacating Tenant enjoys Small Business Rates Relief.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWING

Strictly by prior appointment through the sole agents, Wright Commercial. 01271 377333.



**01271 377333**

F: 01271 326362 [sales@wright-commercial.co.uk](mailto:sales@wright-commercial.co.uk)

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