

Barnstaple - 65 Newport Road EX32 9BG
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Barnstaple - 65 Newport Road EX32 9BG

Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Flexible terms to fit your needs
- Occupiers close by include number of takeaways, greengrocer, butcher and others



Property Description:

Comprises large ground floor retail shop, providing the following accommodation and dimensions:

Total area size: 126 sq m (1,356 sq ft)

Open plan retail, storage, kitchen, wc



Barnstaple - 65 Newport Road EX32 9BG

Retail Shop to Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £100 per week (PCM: £433.33)

Rent Year 2-3: £130 per week (PCM: £563.33)

Deposit: £1,690 (3 Months)

Rateable Value:

Rateable Value - TBC

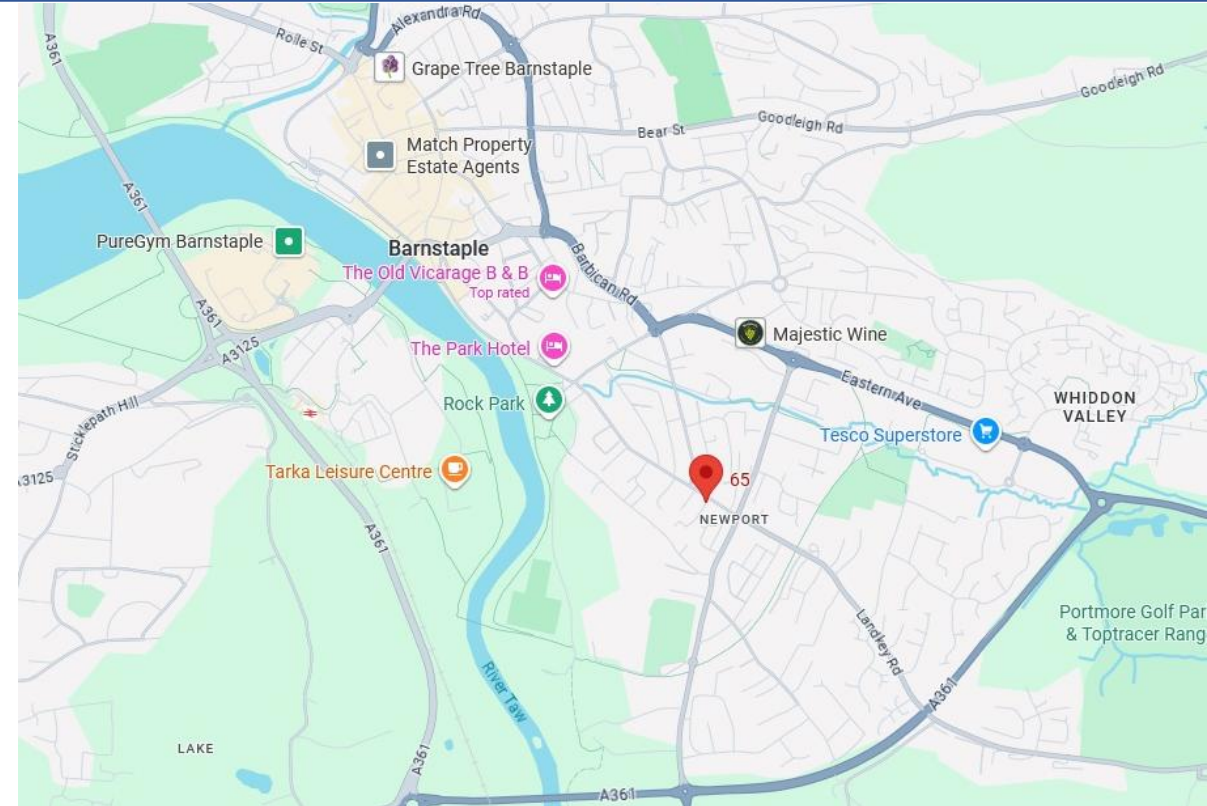
Rates Payable - TBC

EPC:

The property benefits from a B Rating. Certificate and further details available on request.

Location:

Barnstaple is the main commercial, administrative and economic centre of North Devon and is located some 34 miles north-west of Exeter and 9 miles east of Bideford. Road communications are provided by the A361, which provides a direct link with Junction 27 of the M5 Motorway, and the A377 which links with Exeter. Barnstaple's population is 24,033.



Barnstaple - 65 Newport Road EX32 9BG

Retail Shop to Rent

Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



BLUE ALPINE

PROPERTY CONSULTANTS