

BARNSTAPLES NEWEST RETAIL DESTINATION

BARNSTAPLE – BRANNAM RETAIL PARK, OAKWOOD CLOSE, ROUNDSWELL EX31 3NJ



Orange line for indicative purpose only



BARNSTAPLE

Barnstaple is a historic market town and the regional administrative centre for North Devon. Its lack of competing centres ensures it retains much of the available consumer spend within its primary catchment area.

Road communications are excellent, with the A377 linking Barnstaple with Exeter and the M5 motorway to the south, and the A361 linking with Taunton and the M5 to the east.

The area draws from a population of approximately 104,000 within a 20 minute drive time but given the distance to the nearest large conurbation, the catchment area includes most of North Devon.

LOCATION

Brannam Retail Park forms part of the wider Roundswell district which accommodates a variety of uses including light industrial, offices, car showrooms, trade counters as well as a number of other retail destinations. It is located approximately 2 miles to the southwest of Barnstaple town centre, accessed off the A3125, close to the junction with the A39 Atlantic Highway.

Adjacent to the retail park is a Lidl supermarket with the Sainsbury's supermarket and the Roundswell Retail Park, (Aldi, Sports Direct, Dunelm, Home Bargains, Costa, McDonalds), opposite.

PLANNING

Class E Retail Use, however, the freeholder is happy to work with interested parties to explore a widening of the user to suit particular requirements.



DESCRIPTION

The subject property comprises a terrace of retail warehouse units of a steel portal frame construction with brick and sheet cladding, totalling approximately 47,000 sq ft. The park benefits from 185 car parking spaces.

AVAILABILITY

It is intended that the property will benefit from the following approximate floor areas:-

Unit		Size Sq Ft	Size Sq M
A	To be HBH Woolacotts	14,000	1,300
B	To be HBH Woolacotts	9,100	846
C	To Let	6,900	640
D	To Let	6,375	600
E	To Let	5,745	540
F	To Let	5,150	480

It may be possible to combine the units or to create mezzanines if occupiers wish, subject to receiving the necessary consents.

TERMS

Please contact the agents.

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