



# TO LET

## UNIT 3, GREEN LANES SHOPPING CENTRE, BARNSTAPLE, EX31 1UL

**\*FLEXIBLE / ATTRACTIVE TERMS AVAILABLE\***

### 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 with a annual footfall of 4.6M.

The premises immediately adjoin TUI and Dr China, whilst opposite Grape Tree. Other well-known occupiers close by include Wilko, River Island, Deichmann Shoes and TK Maxx.

### ACCOMMODATION

Gross Frontage	6.30m	(20 ft 8)
Maximum internal Width:	9.54 m	(31 ft 3)
Shop Depth:	6.93 m	(22 ft 9)
Ground Floor:	52.30 m <sup>2</sup>	(563 sq ft)

### 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](http://www.devon.gov.uk/communities/your-community/barnstaple-profile)

### CONTACT

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### IMPORTANT INFORMATION

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## RENT

£12,000 per annum exclusive.

## SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre is based on £7.53 per sq ft.

Insurance for the current years is estimated at £82 plus VAT.

## RATES

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

Rateable Value: £9,900 (from 1st April 2023)

It is our understanding that this is below the threshold for paying any rates. However, 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

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:

Timothy Edgell: [timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk) / 0117 363 5702 / 0117 922 1222 or

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto: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](http://carterjonas.co.uk/commercial)



**SUBJECT TO CONTRACT May 2023**

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50 metres

Experian Goad Plan Created: 04/08/2022  
Created By: Carter Jonas LLP



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