

RETAIL

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## TO LET

### UNIT K8, 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.

The premises are close to the principal High Street entrance to the scheme opposite TK Maxx and New Look and close to Pandora, Boots and JD Sports.

#### ACCOMMODATION

Ground Floor: 28.06 m<sup>2</sup> (302 sq ft)

#### CONTACT

Carter Jonas  
St Catherine's Court,  
Berkeley Place, Bristol, BS8 1BQ  
[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**Timothy Edgell**

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#### IMPORTANT INFORMATION

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## LEASE

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

## RENT

£12,500 per annum exclusive.

## SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre. The service charge estimate for the current year is estimated £6.49 per sq ft.

## RATES

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

Rateable Value: £5,600 (April 23)

It is understood that there are no rates payable but 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/government/publications/business-rates-retail-discount-guidance>

## 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 D (83) is available on request.

## VAT

All figures within these terms are exclusive of VAT where applicable.

## VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Tim Edgell:

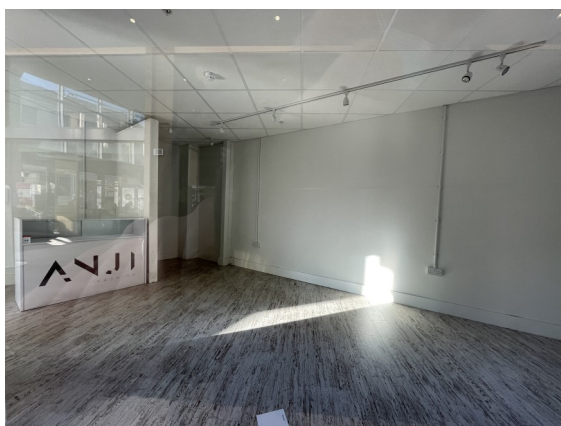
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Stuart Williams:

[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222



**SUBJECT TO CONTRACT Dec 2023**

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50 metres

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