

**SUBSTANTIALLY  
REDUCED RENTAL**

# BARNSTAPLE

**34 – 36 HIGH STREET,  
EX31 1BL**

**PRIME SHOP UNIT TO LET**

**WITH THE BENEFIT OF A 90 FT ( 27.5 M)  
GLAZED FRONTAGE**

## LOCATION

The property occupies a prime corner trading location at the junctions of Joy Street and High Street. Nearby multiple retailers include **CEX, O2, Caffè Nero, Wimpy, Millets, Mountain Warehouse, Marks & Spencer, Accessorize, WH Smith, JD Sports, Boots, Shoe Zone, Superdrug, Tarko Lounge, Clarks** and **Vision Express**.

## ACCOMMODATION

The premises are arranged on ground, first and second floors with the following approximate areas and dimensions:-

Description	ft/sq ft	m/sq m
Window frontage (High Street)	36'0"	11 m
Splay frontage	14'2"	4.3 m
Return frontage (Joy Street)	40'3"	12.3 m
Ground floor sales	3,136 sq ft	291.3 sq m
First floor storage	3,034 sq ft	281.9 sq m
Second floor ancillary	1,016 sq ft	94.4 sq m
<b>Total floor area</b>	<b>7,186 sq ft</b>	<b>667.6 sq m</b>

**NB:** The first floor storage area was previously used for **sales** when Arcadia were in occupation.

The property benefits from excellent side servicing facilities on Joy Street .

## LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£75,000** (seventy five thousand pounds) per annum exclusive.



## ASSESSMENTS

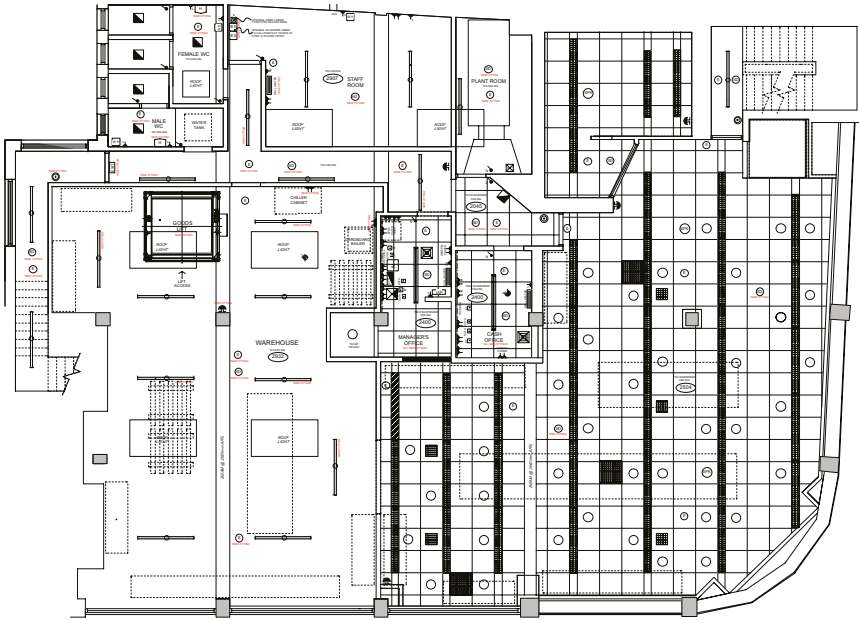
We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	<b>£90,500</b>
UBR 2025/2026	<b>51.2p</b>

The latest Government Retail Relief Scheme gives qualifying retail, hospitality and leisure business a discount of **40%** saving on the rates payable from **1st April 2025** until **31st March 2026** up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries with North Devon Council (01271 388 361).

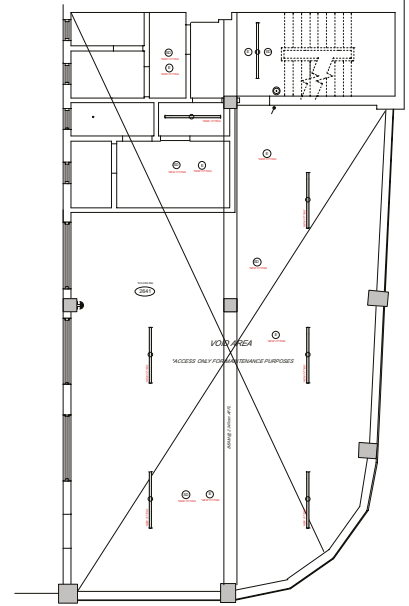
# FLOORPLANS

## First Floor



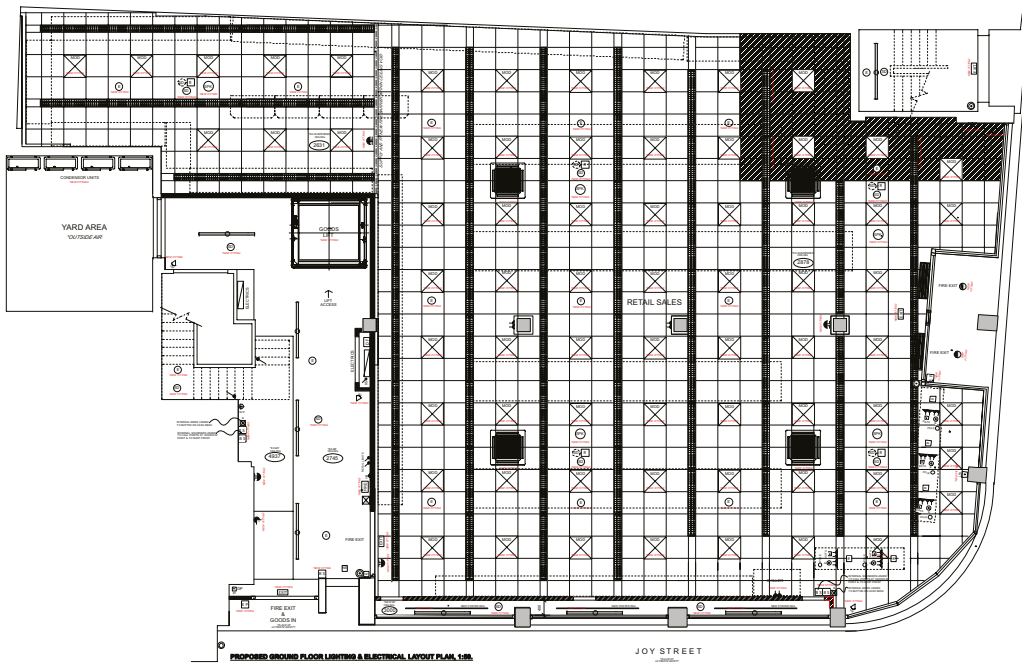
PROPOSED FIRST FLOOR LIGHTING & ELECTRICAL LAYOUT PLAN 1:50

## Second Floor



PROPOSED SECOND FLOOR LIGHTING & ELECTRICAL LAYOUT PLAN 1:50  
ACCESS ONLY FOR MAINTENANCE PURPOSES

## Ground Floor



PROPOSED GROUND FLOOR LIGHTING & ELECTRICAL LAYOUT PLAN 1:50

JOY STREET

HIGH STREET

## EPC

The property has a rating of **C57**. A certificate and recommendations are available upon request.

## PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

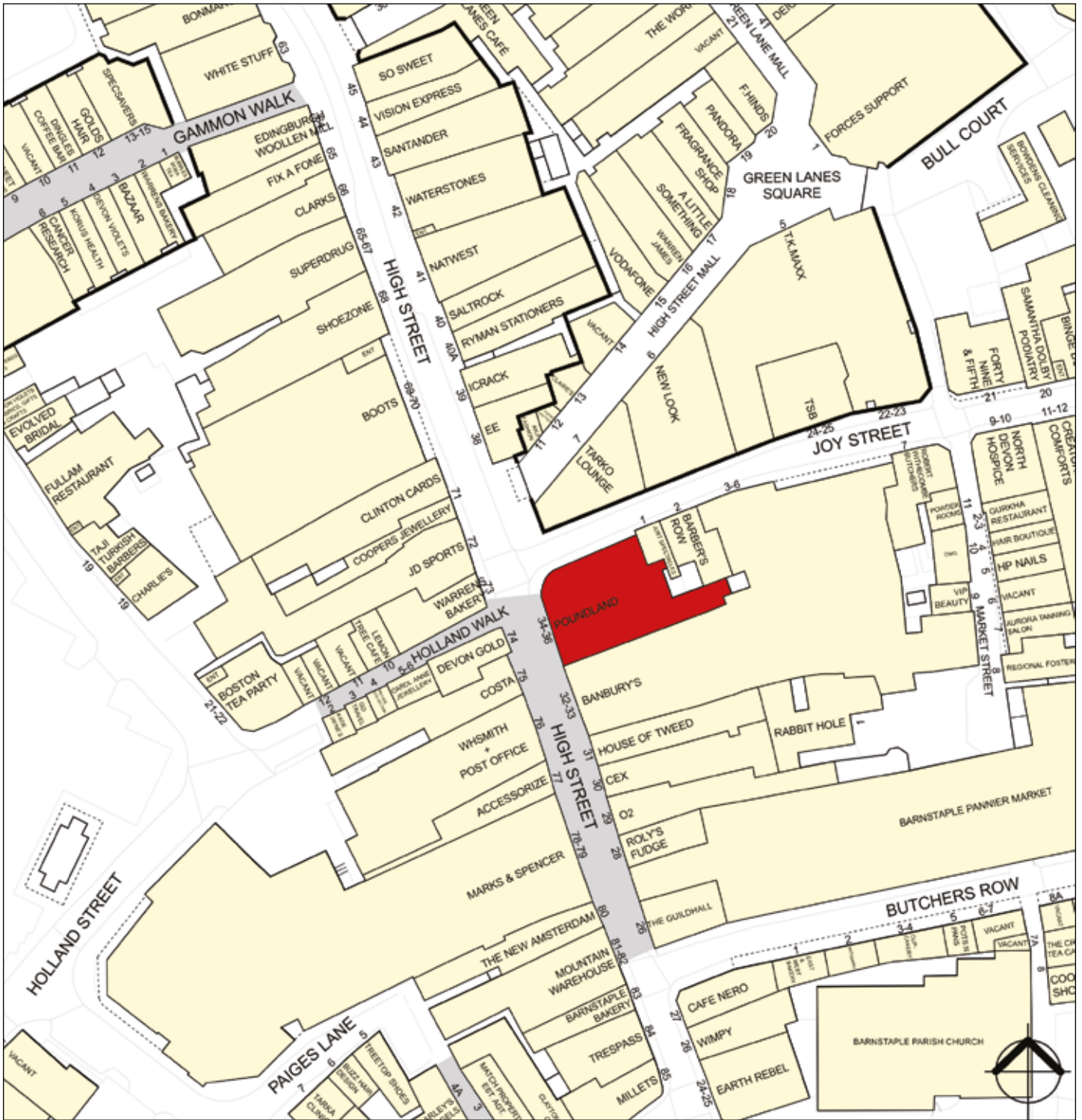
## VAT

We are advised by the landlord that the property has been elected for VAT.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.





## VIEWING

Strictly by appointment through:-  
 Hugh Ockleston of Ockleston Bailey  
 Tel: 01244 403444  
 E-mail: [hugh@ocklestonbailey.co.uk](mailto:hugh@ocklestonbailey.co.uk)

Or our joint agent:  
 Andy Smallman of Arc Retail  
 Tel: 0117 2520532  
 E-mail: [andy@arcetail.co.uk](mailto:andy@arcetail.co.uk)

## SUBJECT TO CONTRACT

HWO/ld301024

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