



**TOWN CENTRE RETAIL UNIT OVER 2 FLOORS TO LET
ADJACENT TO BARNSTAPLE HIGH STREET**

6 GAMMON WALK BARNSTAPLE, NORTH DEVON EX31 1DJ

SITUATION

The unit is situated within the pedestrianised, partially undercover shopping area known as Gammon Walk. Gammon Walk is situated just off the main High Street and located within a mixed retail area. Other traders in the immediate vicinity include: Spec Savers Opticians, White Stuff and Green Lanes Shopping Centre.

DESCRIPTION & ACCOMMODATION

The unit offers a GIA of 890 sq ft (82.56 sq m) comprising ground floor of 542 sq ft (50.36 sq m) and external storage cupboard. To the first floor is a staff toilet and storage of 323 sq ft (30 sq m).

LEASE

The unit is available by way of a new lease based on £12,500 p.a.x.

RATES

Rateable Value: £9,800.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.



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