



**FITTED TOWN CENTRE TAKE AWAY UNIT TO LET  
ADJACENT TO BARNSTAPLE HIGH STREET**

# 1 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 is fitted at ground and first floor with a complement of trade fixtures, fittings and equipment.

The unit has the following approximate areas and dimensions:

Gross Frontage	13'10	(3.99m)
Net Frontage	1'8	(3.59m)
Max retail Width	13'	(3.9m)
Max retail Depth	15'11	(4.6m)
Ground Floor	176 sq ft	(16.35 sq m)
First floor	127 sq ft	(11.79 sq m)

### LEASE:

The unit is available by way of a new lease based on £9,000 p.a.x.

### RATES:

Rateable Value: £5,100

### LEGAL COSTS:

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



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