



**SHOP TO LET**  
**62A HIGH STREET**  
**BARNSTAPLE**

**FITTED SHOP**

**Location**

This ground floor shop with first floor storage is in a strong retail pitch, adjacent to **White Stuff** and opposite **Primark** and **Pavers**.

Barnstaple is a thriving market town of regional importance, with a resident population of circa 47,000 people and a shopping catchment estimated to be 141,000.

High Street is the town's long established primary retail pitch, giving access to the main shopping centre, Green Lanes, which is situated opposite the premises.

**Description**

The property will be partially stripped and offered in a condition of good repair. It is currently occupied for a fashion retail use, but any other retail uses will be considered.

**Accommodation**

The property comprises a ground floor shop with first floor storage, and good rear access for deliveries. It extends to the following approximate areas:

<b>Ground Floor Sales</b>	167 sq m	1,795 sq ft
<b>First Floor Ancillary</b>	103 sqm	1,105 sq ft

**Lease Terms**

The premises are available by way of a new full repairing and insuring lease, term of years to be agreed.

Date prepared: March 2026. Subject to Contract

**Commencing Rental**

Rental offers for the whole, are invited in the region of £47,500 per annum, exclusive of VAT, rates and all other occupational costs.

**Business Rates**

Rateable Value - £34,250

Rates Payable (2024/5) - £17,090

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

**Planning**

The property has Class E consent.

**Energy Performance**

The property has a C 68 rating.

**Costs**

Each party shall be responsible for their own costs.

**Viewing Strictly by appointment**

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**Anti Money Laundering checks will apply to all interested parties.**

