

Barnstaple - 65a Newport Road EX32 9BG  
Retail Shop to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Barnstaple - 65a Newport Road EX32 9BG

## Retail Shop to Rent



### Property Features:

- Comprises ground floor retail shop
- VAT is NOT applicable to this property
- Total area size 75 sq m (807 sq ft)
- Flexible terms to fit your needs
- Available from 12 July 2021
- Located on busy Newport Road
- Occupiers close by include number of takeaways, greengrocer, butcher and others

### Property Description:

Comprises ground floor retail shop with glass frontage. The property provides retail area, rear storage and WC.

Total area size of 75 sq m (807 sq ft)



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### Location:

Barnstaple is the main commercial, administrative and economic centre of North Devon and is located some 34 miles north-west of Exeter and 9 miles east of Bideford. Road communications are provided by the A361, which provides a direct link with Junction 27 of the M5 Motorway, and the A377 which links with Exeter. Barnstaple's population is 24,033.

### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £120 per week (PCM: £520)

Deposit: £1,040 (2 Months)

### Rateable Value:

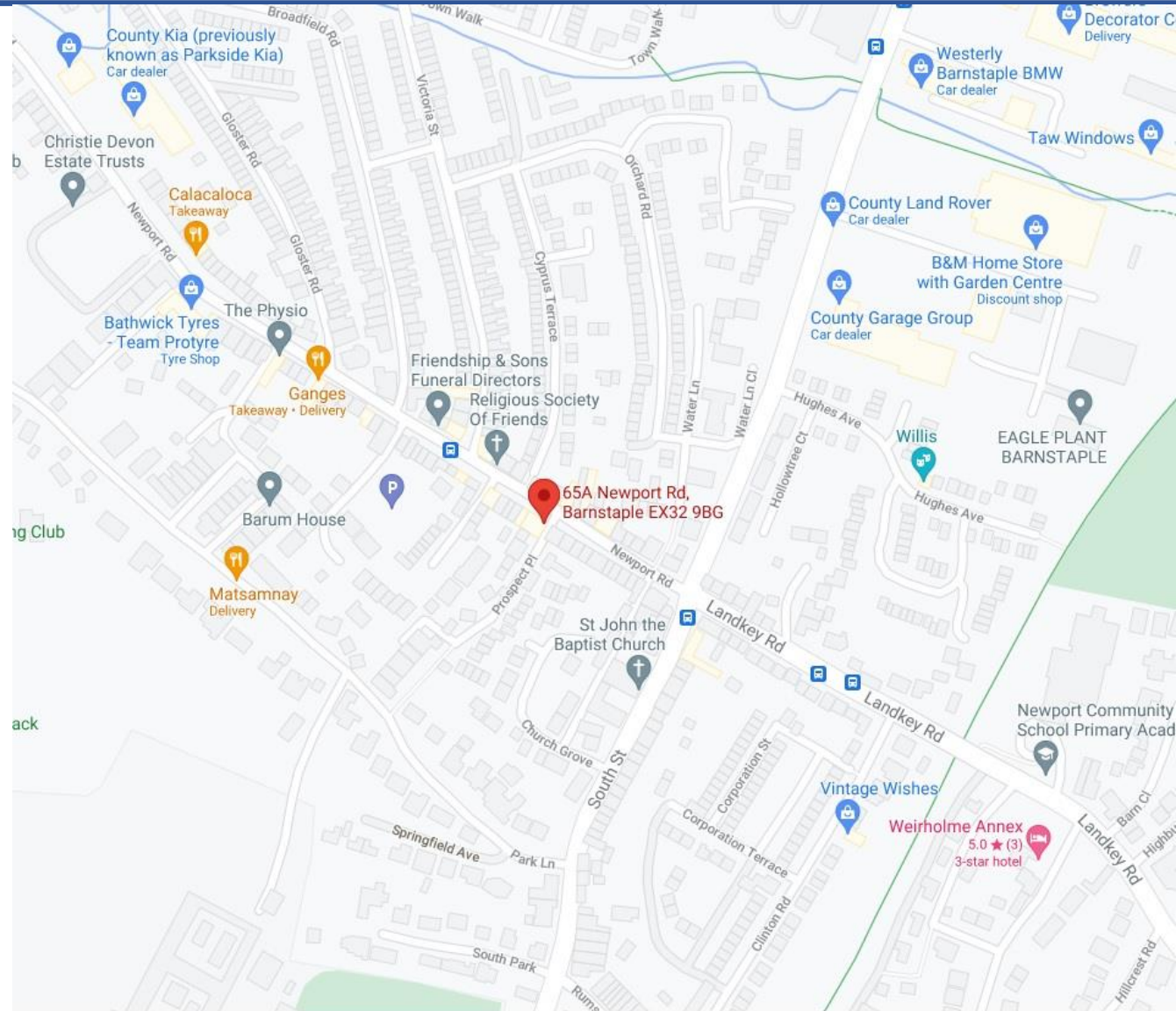
Rateable Value - £4,950

Rates Payable - £2,500\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

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