



Shop 11 & 12 Queens Walk, Barnstaple, EX32 7DA

£750 PCM

Shops 11 & 12 – Queens Walk, Barnstaple

Rare chance to lease a larger combined retail/office unit of approx. 39m² in the busy Queens Walk, linking Queen Street Car Park and Bear Street.

Competitive rent of £750 pcm, flexible Class E use, and landlords open to long-term, short-term, or pop-up lets. With a combined rateable value under £12,000, eligible occupiers may also benefit from 100% small business rates relief.

Contact Collyers Estate Agents on 01271 377237 to book a viewing.

Retail Opportunity – Shops 11 & 12, Queens Walk, B

The Situation

A rare opportunity to lease a larger combined retail unit within the busy Queens Walk, ideally located between Queen Street Car Park – one of Barnstaple's largest and busiest car parks – and Bear Street. With strong pedestrian footfall, this is a prime location for attracting new customers.

The Description

Following refurbishment, Shops 11 and 12 have been knocked through to create one larger, versatile retail/office space, offering excellent flexibility for a variety of business uses. The unit benefits from an open-plan layout, with access to shared toilet and tea/coffee facilities available to all occupants of Queens Walk.

The Proposal

£9,000 per annum (£750 per month)

Lease terms by negotiation (minimum 2 years)

Flexible Letting Options

In addition to standard lease agreements, the landlords are open to:

Short-term lettings

Pop-up shop opportunities

This makes the unit suitable both for established operators seeking a permanent base and for independents or start-ups wishing to test the market.

The Accommodation

Approx. 39m² total

Left-hand side: 18.34m²

Right-hand side: 20.61m²

Open-plan layout

Access to shared WC and kitchen facilities

Planning

Falls within Class E of the Town and Country (Use Classes Order 1987), allowing for a wide variety of uses including retail, office, café, and other commercial activities (subject to consents where required).

Rates

According to the 2023 Rating List:

Shop 11 Rateable Value: £3,300

Shop 12 Rateable Value: £3,750

Combined, both are well under the £12,000 threshold, meaning occupiers may be eligible for 100% small business rates relief. Interested parties should make their own enquiries with North Devon District Council.

Energy Performance Certificate

Available upon request.

Legal Costs

Each party to bear their own legal costs.

Key Selling Points

Prominent position in Queens Walk

Larger combined unit offering approx. 39m² of space

Strong pedestrian footfall from Queen Street Car Park

Landlord open to flexible letting terms

Competitive rent at £750 pcm

Potential 100% business rates relief

For further information or to arrange a viewing, please contact Collyers Estate Agents on 01271 377237.

Floor Plan

Area Map



Energy Efficiency Graph



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