



**Shop 11 & 12 Queens Walk, Barnstaple, EX32 7DA**  
**£700 PCM**

Shops 11 & 12 – Queens Walk, Barnstaple

Rare chance to lease a larger combined retail/office unit of approx. 39m<sup>2</sup> in the busy Queens Walk, linking Queen Street Car Park and Bear Street.

Competitive rent of £700 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

£8400 per annum (£700 per month)

Lease terms by negotiation All lease lengths considered

### 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. 39m<sup>2</sup> total

Left-hand side: 18.34m<sup>2</sup>

Right-hand side: 20.61m<sup>2</sup>

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. 39m<sup>2</sup> of space

Strong pedestrian footfall from Queen Street Car Park

Landlord open to flexible letting terms

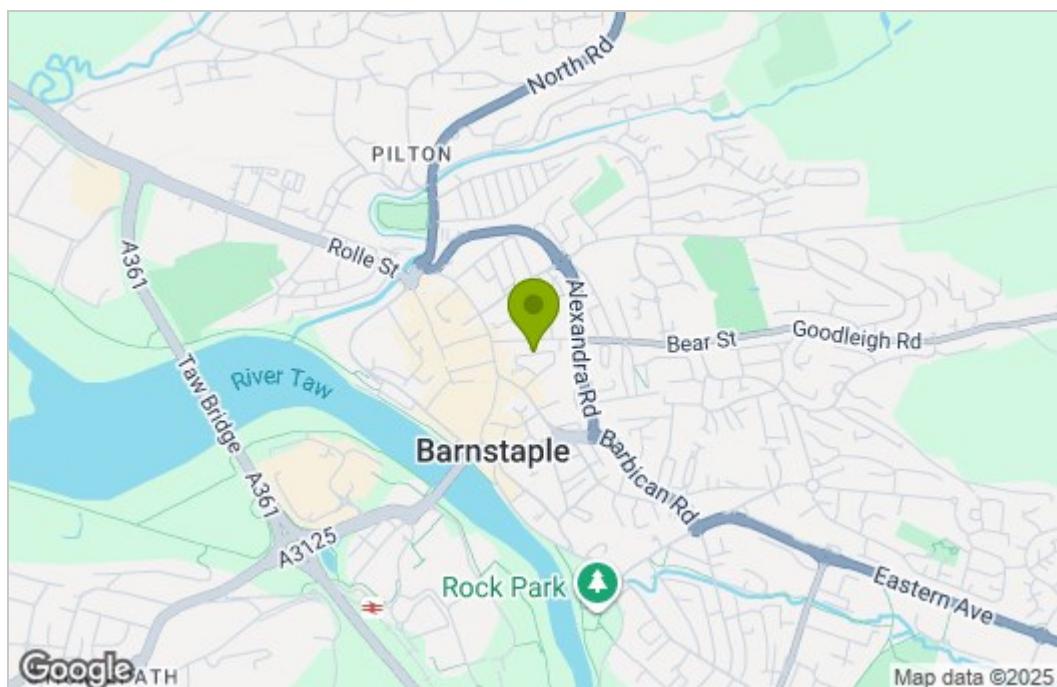
Competitive rent at £700 pcm

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



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## Energy Efficiency Graph

