



42 Bear Street, Barnstaple, EX32 7DB

£716 PCM

Prime double-fronted retail/office unit beside Queens Walk with strong footfall. Approx. 59m² of versatile space. Landlord welcomes pop-ups, short-term lets and longer-term leases—ideal for both established businesses and those testing the market.

Retail Opportunity – Bear Street, Barnstaple

The Situation

A prominent and rarely available double-fronted retail/office unit located on Bear Street, immediately adjacent to Queens Walk Shopping Arcade and just steps from Queen Street Car Park — one of Barnstaple's busiest town-centre car parks. This location benefits from strong daily footfall and a vibrant mix of independent retailers, service providers and leisure operators.

Barnstaple remains North Devon's main commercial and cultural centre, serving over 40,000 residents alongside a busy year-round visitor trade. The town offers strong transport links via the A361, rail services to Exeter, and continues to expand with major residential and commercial developments underway.

The Description

This versatile lock-up shop offers:

A prominent double-fronted entrance

Flexible open-plan retail/office accommodation

Rear stockroom

Carpeted flooring and lighting

Access to shared WC and kitchenette facilities within Queens Walk

Suitable for a range of Class E uses including retail, office, wellbeing, consultancy and general commercial use.

The Proposal

£8,600 per annum (£716.67 per month)

Lease terms by negotiation (minimum 2 years)

Flexible Letting Options

The owners are open to:

Pop-up uses

Short-term lettings

Longer-term leases

This makes the premises ideal for established operators seeking a permanent base or independents/traders looking to test the market in a high-visibility location.

The Accommodation

Total Net Internal Area: approx. 59m² (640 sq.ft)

Shop Depth (max): 12.50m (41'1")

Internal Width (max): 4.75m (15'7")

Rear stockroom

Shared WC and kitchen facilities

Planning

The premises fall within Class E (Town and Country Planning Use Classes Order 1987), allowing for a wide variety of commercial uses.

Rates

According to the 2023 Rating List:

Rateable Value: £6,500

Potential for 100% small business rates relief, subject to eligibility.

Interested parties should verify with North Devon District Council.

Energy Performance Certificate

Available on request.

Legal Costs

Each party to bear their own legal costs.

Key Selling Points

Prominent double-fronted unit in a busy town-centre location

Approx. 59m² (640 sq.ft) of flexible space

Adjacent to Queens Walk and Queen Street Car Park

Strong natural footfall

Owners open to pop-ups, short-term and long-term lettings

Competitive rent at £716.67 pcm

Potential eligibility for 100% business rates relief

Viewing

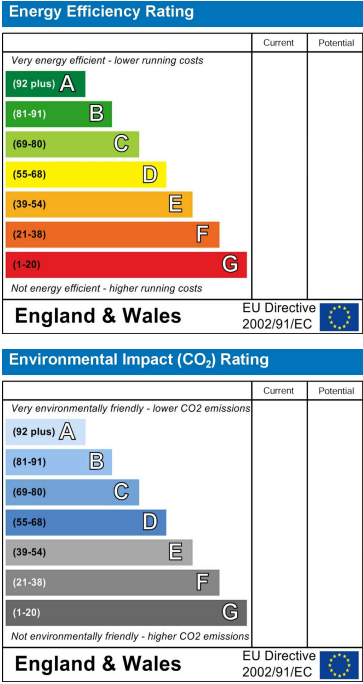
For further information or to arrange a viewing, please contact Collyers Estate Agents on 01271 377237.

Floor Plan

Area Map



Energy Efficiency Graph



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