



**42 Bear Street, Barnstaple, EX32 7DB**

**£700 PCM**

Prime double-fronted retail/office unit beside Queens Walk with strong footfall. Approx. 59m<sup>2</sup> 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

£8400 per annum (£700 per month)

Lease terms by negotiation

### 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. 59m<sup>2</sup> (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. 59m<sup>2</sup> (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 £700 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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