



**Shop 7 Queens Walk, Barnstaple, EX32 7DA**

**£475 PCM**

Shop 7 – Queens Walk, Barnstaple

Fantastic retail/office unit in the busy Queens Walk, perfectly placed between Queen Street Car Park and Bear Street.

## Retail Opportunity - Shop 7 Queens Walk

### The Situation

An opportunity to lease a well-positioned retail premises within the popular Queens Walk, a busy pedestrian thoroughfare that links Queen Street Car Park – one of Barnstaple's largest car parks – with Bear Street. This prime location benefits from excellent passing trade and consistent footfall.

### The Description

The accommodation comprises a ground floor retail/office unit finished with laminate flooring and strip lighting. Tenants also enjoy access to shared toilets and tea/coffee making facilities, available to all occupants of Queens Walk.

### The Proposal

Our client is seeking to grant a new lease on the following terms:

£5700per annum (£475per month)

Minimum lease term: All lease lengths considered

### Flexible Letting Options

The landlords are supportive of a wide range of business types and open to flexible letting arrangements. Alongside standard longer leases, they are also prepared to consider:

Short-term lettings

Pop-up shop opportunities

This makes the property ideal both for established retailers seeking a permanent base and for start-ups, independents or seasonal traders wishing to test the market.

### The Accommodation

Retail/Office 23.8m<sup>2</sup>

Laminate flooring & strip lighting

Access to shared WC and kitchen facilities

### Planning

The property falls within Class E of the Town and Country (Use Classes Order 1987), permitting a variety of commercial uses including retail, office, cafés, and other customer-facing businesses (subject to consents where required).

### Rates

We are advised by the Local Rating Authority that the premises are currently assessed as follows:

Rateable Value: £5,900

Properties with a rateable value of £12,000 or less may qualify for 100% small business rates relief, and interested parties are encouraged to make their own enquiries with North Devon District Council.

### Energy Performance Certificate

Available upon request.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Key Selling Points

Prime location in Queens Walk, linking Queen Street Car Park and Bear Street

Strong pedestrian footfall

Versatile open-plan layout

Flexible lease options (including pop-up use)

Competitive rent at £475 pcm

Potential for small business rates relief

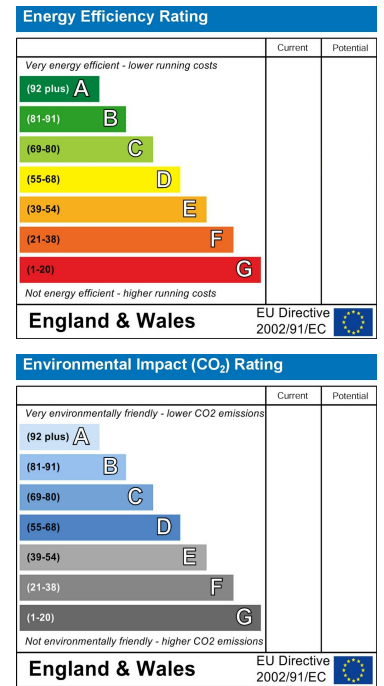
For further information or to arrange a viewing, please contact Collyers Estate Agents on 01271 377237.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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