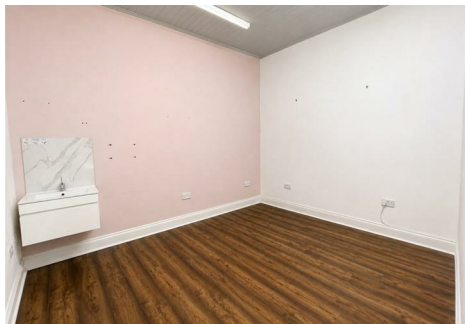




Shop 9 Queens Walk, Barnstaple, EX32 7DA
£475 PCM

Shop 9 – 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 9 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:

£5700 per annum (£475 per 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 23.8m²

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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