Collyers
PROPERTIES









Shop 2 Queens Walk, Barnstaple, EX32 7DA

£395 PCM

Prime Retail Space – Flexible Terms Available
Fantastic opportunity to secure a versatile Class E commercial unit in the heart of Barnstaple's Queens Walk, right beside one of the town's busiest car parks.

With competitive rent at just £325 pcm, this unit offers huge potential for retailers, independents, and start-ups. The landlords are open-minded – whether you're after a long-term lease, a short-term let, or even a pop-up shop, this space could be the perfect fit.

*Central location with high footfall
* Flexible lease options
*Eligible businesses may qualify for 100% business rates relief

Contact Collyers Estate Agents today on 01271 377237 to arrange your viewing.

Retail Opportunity – Queens Walk, Barnstaple

The Situation

An exciting opportunity to lease a well-presented retail premises on the popular and busy Queens Walk, perfectly positioned between Queen Street Car Park (one of Barnstaple's largest and busiest car parks) and Bear Street. This central location guarantees strong footfall and excellent visibility for any business.

The Description

The accommodation comprises a ground floor retail/office unit of 19.6m², featuring laminate flooring and strip lighting. In addition, tenants benefit from access to shared toilet and tea/coffee making facilities, available to all commercial occupants within Queens Walk.

The Proposal

Our client is seeking to grant a new lease, with highly competitive terms:

£4740 per annum (£395 per month)

Deposit: £395

Minimum lease term: All lease lengths considered.

Flexible Letting Options

The landlords are forward-thinking and open to a range of letting arrangements. In addition to longer leases, they are also prepared to consider:

Short-term lets

Pop-up shop opportunities

This flexibility makes the unit ideal for start-ups, independents, or seasonal traders looking to test the market, as well as established businesses seeking a longer-term base.

The Accommodation

Retail/Office: 19.6m²

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), providing flexibility for a wide range of uses including retail, office, café, and other commercial purposes (subject to any necessary consents).

Rates

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

Rateable Value (2023 Listing): £3500

As from April 2017, properties with a rateable value of £12,000 or less may be eligible for 100% business rates relief. Occupiers should make their own enquiries with North Devon District Council to confirm eligibility.

Energy Performance Certificate

An EPC and Recommendation Report are available upon request.

Legal Costs

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

Key Selling Points

Prime position beside Queen Street Car Park

High pedestrian footfall

Versatile open-plan layout

Flexible lease terms (long-term, short-term, or pop-up lets)

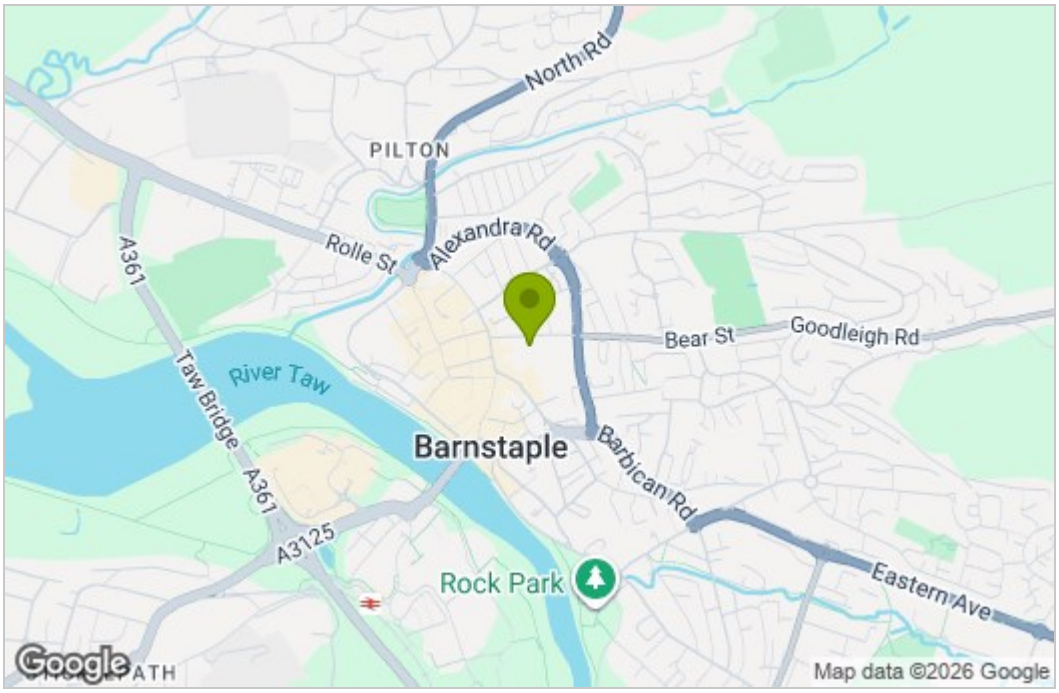
Competitive rent at £395 pcm this is just £91.15 a week

Potential for business rates relief

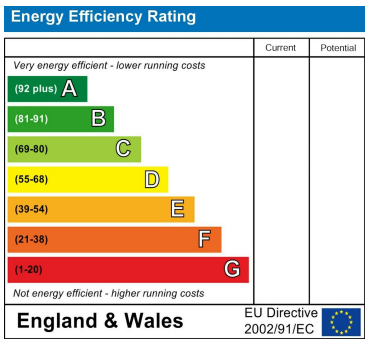
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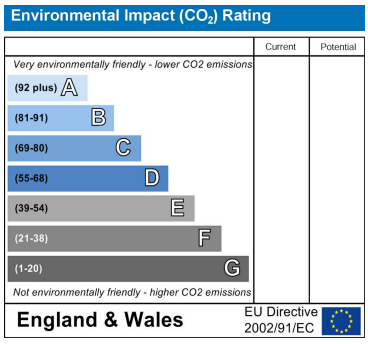
Floor Plan

Area Map



Energy Efficiency Graph





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