



**TOWN CENTRE
SELF CONTAINED GROUND FLOOR
RETAIL/OFFICE SUITE**

GROUND FLOOR UNIT

CHURCH HOUSE, CHURCH WALK, BARNSTAPLE, NORTH DEVON EX31 1BJ

RENTAL: £8,400 p.a.incl

Convenient town centre location

Ground floor retail/office suite with return window display

Suite circa 522 sq. ft (48 sq. m)

Ideal A2/A1 premises

Services : All mains connected

THE SITUATION

This prestigious building is situated at the end of St. Peters Terrace. In part the property overlooks this historic and highly conserved part of Barnstaple town centre. The premises enjoys access to Barnstaple High Street which is under 100 metres away. The property is also around 100 metres from the main municipal post office and the main car parks within Queen Street. The property is also close to local landmarks such as the listed Butchers Row and the historic Pannier Market.

THE PROPERTY AND CONSTRUCTION

Being a Grade II Listed premises providing ground floor presence with return fronted window display, 3 offices, kitchen and toilet facilities.

THE PROPOSAL

Available by way of a new lease. Lease term proposals considered on merit. It should be noted that the service charge for utilities, maintenance and upkeep of communal areas, insurance etc is included within the rent.

THE ACCOMMODATION

OFFICE 1

15'0 x 14'0 (4.50 m x 4.25 m) Corner display window and sash window to front elevation with further sash window to side elevation, spotlighting, ceiling fan, radiator, door to :-

OFFICE 2

14'0 x 10'0 (4.25 m x 3.05 m) Side facing sash window, radiator, strip lighting, door to hallway and door to :-

OFFICE 3

22'0 x 7'10 (6.70 m x 2.40m) Sash with side aspect, door to fire escape, radiators, door to back-up:

KITCHEN

Fitted with base units and sink.

LADIES & GENTS TOILETS

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