



HIGH STREET RETAIL/OFFICE UNIT TO LET



148 HIGH STREET ILFRACOMBE, NORTH DEVON EX34 9EZ

LOCATION

Iffracombe is a popular resort situated on the North Devon Coast, with an estimated population in the region of 12,000. The sub regional centre of Barnstaple lies approximately 13 miles to the south.

SITUATION

The property is situated on the town's High Street adjacent to the junction with Fore Street. There are a mixed variety of commercial operators in the immediate vicinity including retail, office and leisure operators.

ACCOMMODATION

The premises are arranged as a double fronted ground floor shop/office unit having large central bay window with doors to both sides, built in kitchen units, data cabling and strip lighting. To the rear is an office (15' X 12'11) with gas boiler, data cabling and door to rear yard. Store room and disabled access w.c. Walk in utility cupboard. Gas central heating. There is a paved courtyard to the rear. The main retail area benefits from the following approximate dimensions and areas:-

Retail Depth	25'	(7.62m)
Retail Width	27'	(8.22m)
GIA	1028 sq ft (95.5 sq m)	

AGENTS NOTE

Being located adjacent to the main restaurant quarter, the unit might be utilised as a restaurant/ cafe etc (subject to change of use).

TERMS

The premises are available on a new lease term either as a whole or as 2 units. Long and short term proposals will be considered upon merit. £6,500 p.a.x for the whole.

PLANNING

A variety of uses within Class A1 of the Town & Country (Use Classes) Order.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £4,750.

We would recommend that interest parties make their own enquiries to the Local Rating Authority for verification purposes.

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