

Barnstaple | EX31 1UL

## Green Lanes Shopping Centre

# Retail Units To Let From 624 SQ FT



### AT A GLANCE

 FOOTFALL  
**3.8M**

 UNITS  
**37**

 CAR PARK SPACES  
**394**

**0333 320 8111**

[praxisretail.co.uk](https://praxisretail.co.uk)





UNIT	ACCOMMODATION	SIZE	RENT
29	Ground Floor	2,319 sq ft	£30,000 pa exclusive
Kiosk 10	Ground Floor	624 sq ft	£8,500 pa exclusive

### Description

Green Lanes is a covered shopping centre located in the heart of Barnstaple's prime retail parade close to the town's bus & rail stations, comprising approximately 140,000 sq ft of shops and a 394 space multi storey car park. The centre is anchored by TK Maxx & Poundland, other national multiples include River Island, New Look & Pandora.

### Lease

All units are available by way of a new effective full repairing and insuring 5 year lease term, or multiples thereof. Shorter flexible lease terms are available subject to use & availability.

### Service Charge

The service charge budget for the current year stands at approx £7.78 per sq. ft pa. A full service charge pack for each unit is available upon request.

### Energy Performance Certificate (EPC)

EPC's for individual units are available upon request.

### Rates

Rateable value assessments are available for each unit upon request or via the government website link below.

For further details visit:  
[www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

### VAT

All figures quoted are exclusive of VAT.

### Further Information

For further information please contact:

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