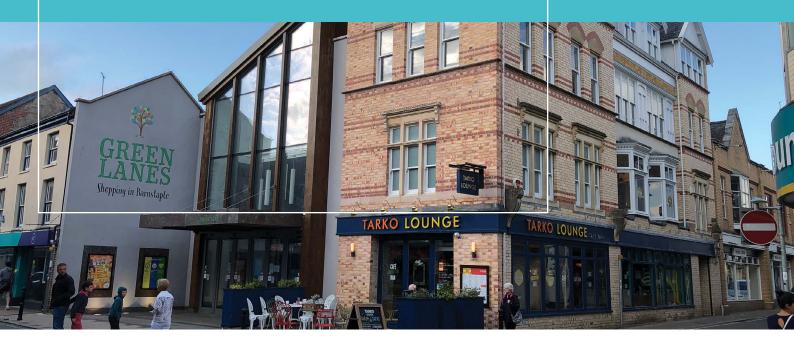


Barnstaple | EX31 1UL

Green Lanes Shopping Centre

Retail Units To Let From 624 SQ FT



AT A GLANCE



FOOTFALL

4.6M



UNITS

37



CAR PARK SPACES

394





UNIT	ACCOMMODATION	SIZE	RENT
Kiosk 10	Ground Floor	624 sq ft	£8,500 pa exclusive
9	Ground Floor First Floor	3,498 sq ft 608 sq ft	Rent on Application

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 £9.12 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

VAT

All figures quoted are exclusive of VAT.

Further Information

For further information please contact:

James Tasker Chris Hovington Praxis Retail Praxis Retail

chris.hovington@praxis.co.uk james.tasker@praxis.co.uk 07770 935529

07498 369787





Praxis Real Estate Management Limited (PREM) for itself and for vendors or lessors of this property, whose agents they are, gives notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. Reasonable checks have been made to ensure that the information is materially correct, but any intending purchaser or lesses should satisfy themself by inspection, searches, enquiries, and survey as to the correctness of each statement. 2/ No person in the employment of PREM has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, or any other consent has been obtained. 6/ Any areas, measurements or distances are only approximate. July 2025

