

Barnstaple | EX31 1UL

## **Green Lanes Shopping Centre**

# **Retail Units To Let From 711 SQ FT**



### AT A GLANCE



FOOTFALL

**3.25M**



UNITS

**37**



CAR PARK SPACES

**394**



UNIT	ACCOMMODATION	SIZE	RENT
7 - 8	Ground Floor First Floor	5,717 sq ft 1,418 sq ft	POA
22	Ground Floor First Floor	484 sq ft 452 sq ft	£15,000 pa exclusive
116 - 118 Boutport Street	Ground Floor	702 sq ft	£9,000 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 Deichmann, 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

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.

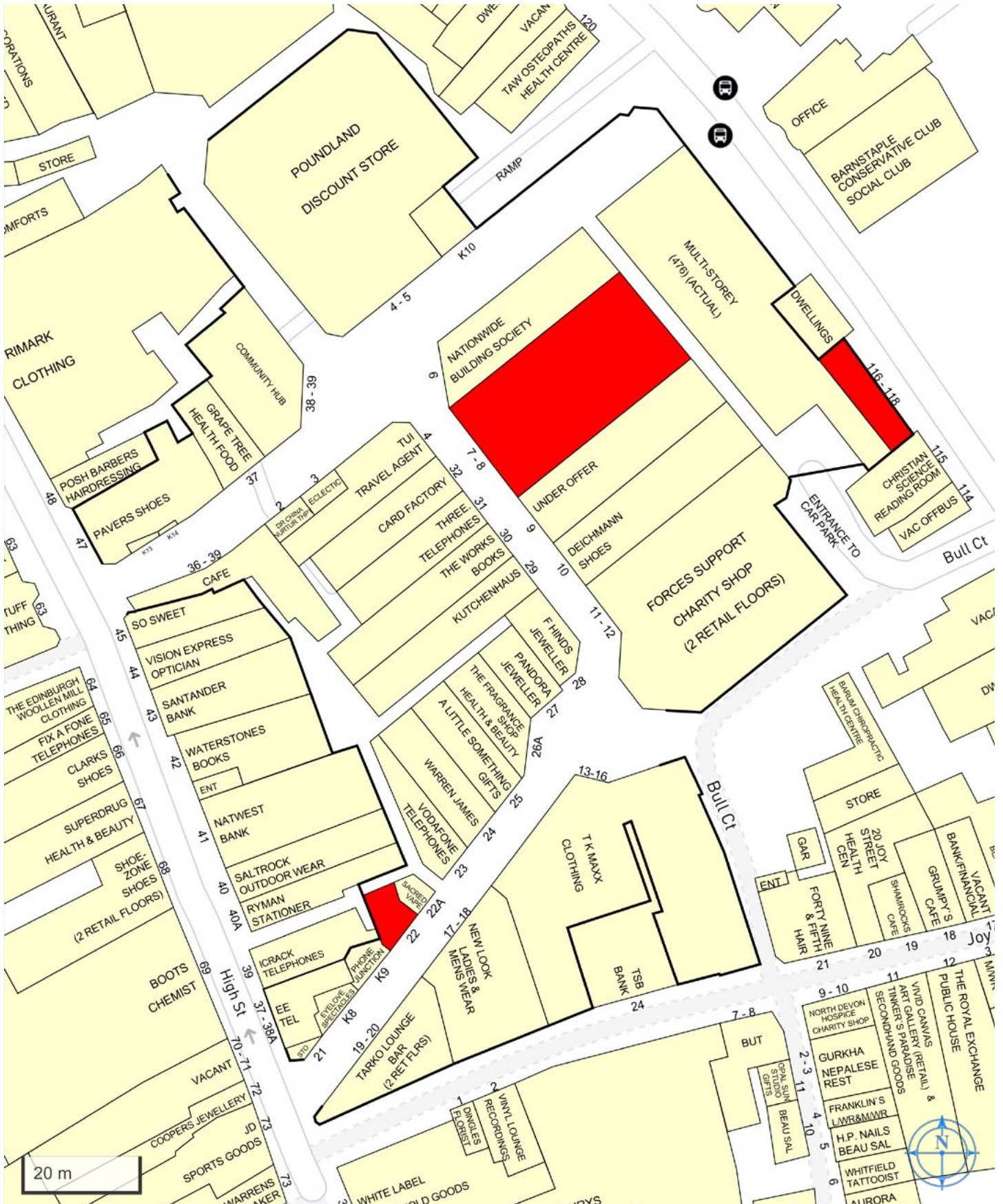
### Further Information

For further information please contact:

Chris Hovington  
 Praxis Retail  
[chris.hovington@praxis.co.uk](mailto:chris.hovington@praxis.co.uk)  
 07770 935529

James Tasker  
 Praxis Retail  
[james.tasker@praxis.co.uk](mailto:james.tasker@praxis.co.uk)  
 07498 369787





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