

PRIME SHOP TO LET

# 66 HIGH STREET, BARNSTAPLE EX31 1HX



SAVILLS BRISTOL  
Dock House  
Welsh Back BS1 4SB

**0117 910 2200**

[savills.co.uk](http://savills.co.uk)

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## LOCATION

Prime position on High Street, Barnstaple immediately adjacent to Superdrug. Nearby occupiers include Waterstones, Vision Express, Saltrock, Shoe Zone, Boots the Chemist and Edinburgh Woollen Mill.

## LEASE

The property is available by way of a new 10 year Lease with a tenant's break option at the fifth year.

## RENT

£45,000 per annum.

## SERVICE CHARGE

£2,655 + VAT per annum for 2025-26.

## ACCOMMODATION

The premises are arranged over ground, first and second floor providing the following approximate Net Internal Floor Areas.

In addition there are two car parking spaces in the rear Service Yard.

FLOOR AREA	SQ FT	SQ M
Ground Floor	2,100	195.09
First Floor	486	45.15
Second Floor	450	41.81
<b>TOTAL</b>	<b>3,036</b>	<b>282.05</b>

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## RATEABLE VALUE

Our inspection of the Rating List shows the following assessment for the subject property:

Rateable Value	£42,500
Rates Payable (2025/26)	£23,587.50

Interested parties are to confirm their likely liability with the Local Rating Authority.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## VIEWING

Strictly by prior arrangement with the appointed Joint Agents.

## MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Savills will require any tenant / purchaser to provide proof of identity, along with any other required documents.

## CONTACT

For further information please contact:

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