

arc incorporating
**downing
bentley**
Retail Property Consultants

**FORMER PIZZA EXPRESS -
FULLY FITTED RESTAURANT
TO LET /
POTENTIAL FREEHOLD SALE**

80 High Street

Barnstaple

EX31 1HX



Location

Barnstaple is a market town approximately 45 miles north of Exeter and is the principal administrative and commercial centre for North Devon.

The premises are situated in a prime position on High Street opposite the Pannier Market and adjacent to **Marks & Spencer** and **Mountain Warehouse**, and close to **WH Smith**, **Costa Coffee** and **Tarka Lounge**.

Accommodation

The Grade II listed premises provide the following approximate gross internal floor areas:

Ground Floor

Restaurant	987 sq ft	91.65 sq m
Ancillary	641 sq ft	59.58 sq m

First Floor

Additional Seating	635 sq ft	59.03 sq m
Ancillary	280 sq ft	26.03 sq m

Second Floor

Ancillary	403 sq ft	37.46 sq m
-----------	-----------	------------

Third Floor

Ancillary	318 sq ft	29.56 sq m
-----------	-----------	------------

Rent / Price

£35,000 per annum exclusive.

A freehold sale may also be considered – further details on application.

Rental Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

EPC

The property is listed and no EPC is required.

VAT

All figures quoted are exclusive of VAT.

Costs

Each party to be responsible for their own legal costs.

Rating Assessment

The premises have been entered into the 2017 Rating List as follows:

Rateable Value	£23,250
UBR 2020/2021	49.9p

Interested parties are advised to make their own enquiries of the Local Billing Authority.

Planning

The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services, restaurant, office, indoor sports, medical and nursery uses.

Interested parties are advised to make their own enquiries of the Local Planning Authority.

Premises License

Premises License should be available for transfer, permitting sale of alcohol from Monday to Saturday 11.30am to Midnight, Sunday 12noon to 22.30pm.

arc incorporating **downing bentley**
Retail Property Consultants



0117 252 0532
www.arcretail.co.uk
16 Whiteladies Road, Clifton, Bristol, BS8 2LG

arc incorporating
**downing
bentley**
Retail Property Consultants



Further Information

For further information or to arrange an inspection please contact:

Anthony Walker

anthony@arcetail.co.uk | 07496 519790

Andy Smallman

andy@arcetail.co.uk | 07921 744289

Alternatively contact our joint agent:

Johnson Fellows

Mark Tindale – 020 7462 5763

0117 252 0532
www.arcetail.co.uk

16 Whiteladies Road, Clifton, Bristol, BS8 2LG

MISREPRESENTATION CLAUSE: ARC Retail and Johnson Fellows gives notice that (i) The particulars are set out as a general outline only for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for uses and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of ARC Retail or Johnson Fellows has any authority to make any representation or warranty whatever in relation to this property.