



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET – RETAIL UNITS BARNSTAPLE TOWN CENTRE

REGENT HOUSE, QUEEN STREET
EX32 8HJ

POTENTIAL FOR A1, A2, D1 & D2
USES (SUBJECT TO PLANNING)

****92 sq.m (990 sq.ft) to 151 sq.m (1,625 sq.ft)****

****Potential to combine to create 383 sq. m (4,122 sq. ft)****

Location

The property occupies a prominent corner location fronting Queen Street, situated within Barnstaple Town Centre, located opposite the main bus station. Occupiers within the vicinity include **Games Workshop, North Devon Hospice, National Tyres and William Hill**, as can be seen from the traders plan.

Description and timing of development

The property (upon completion of landlord's works) will comprise ground floor retail accommodation forming part of a larger residential led retirement development over the upper three floors. The property will be ready for occupation in **January 2020**.

Accommodation (Gross Areas)

Unit 1	151 sq m	1,625 sq ft
Unit 2	140 sq m	1,507 sq ft
Unit 3	92 sq m	990 sq ft

The above areas have been calculated off plan and will be subject to verification once the development is completed.

Demised car parking available by way of a separate agreement – details upon application.

Rental and Lease Terms

Upon application.

Planning

The site owner will shortly submit a Town and Country Planning Application. Assuming a favourable outcome planning will exist for 3 ground floor commercial units with residential retirement accommodation over the upper floors.

Use

Subject to Planning A1 (Retail), A2 (Financial Services) D1 & D2 uses considered.

Plans

Available upon request.

Business Rates & Energy Performance

To be assessed following completion of works.

Viewing Strictly by appointment with the sole retained agent:

Barry Muggridge

Rowley Hughes Thompson

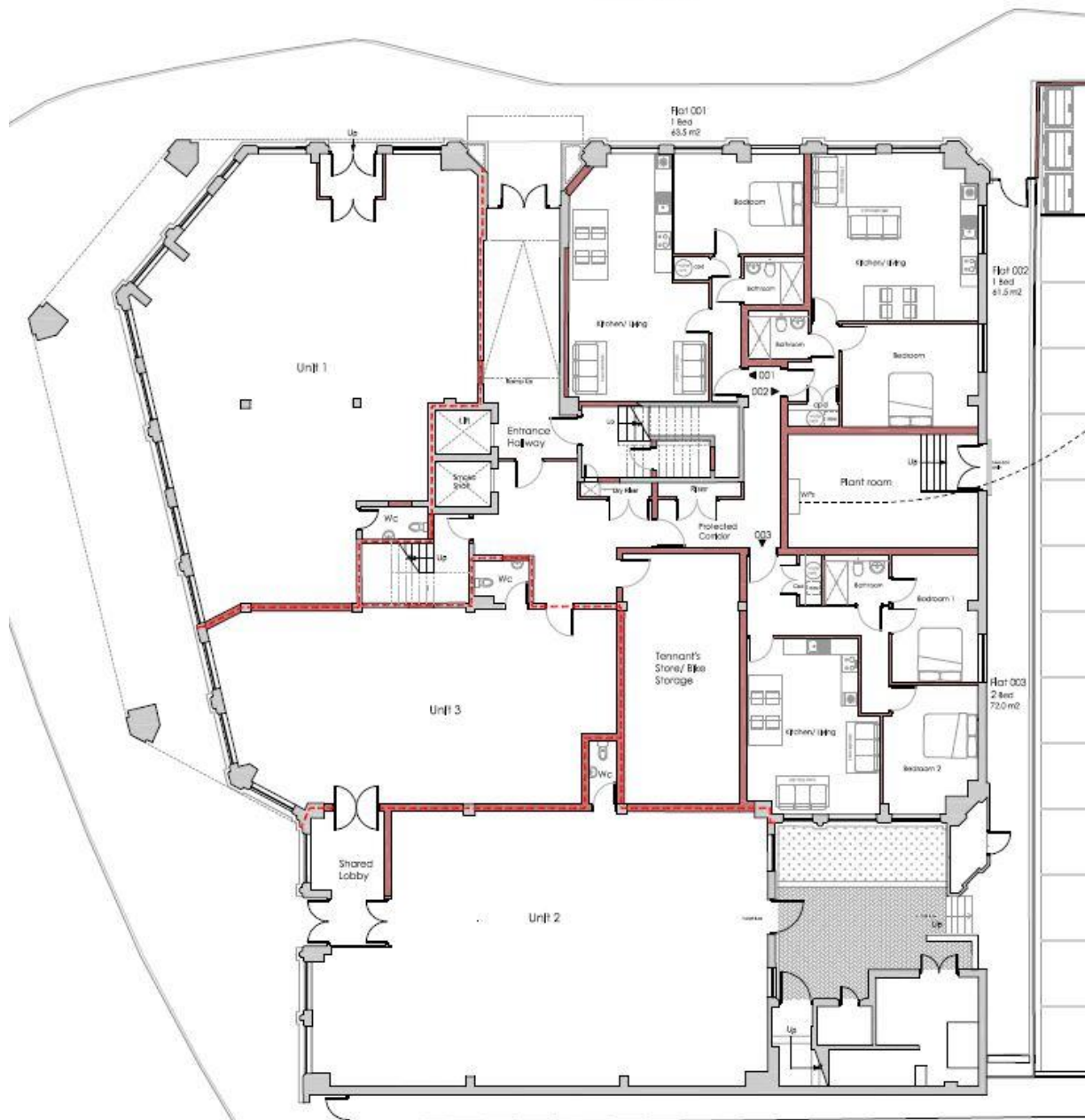
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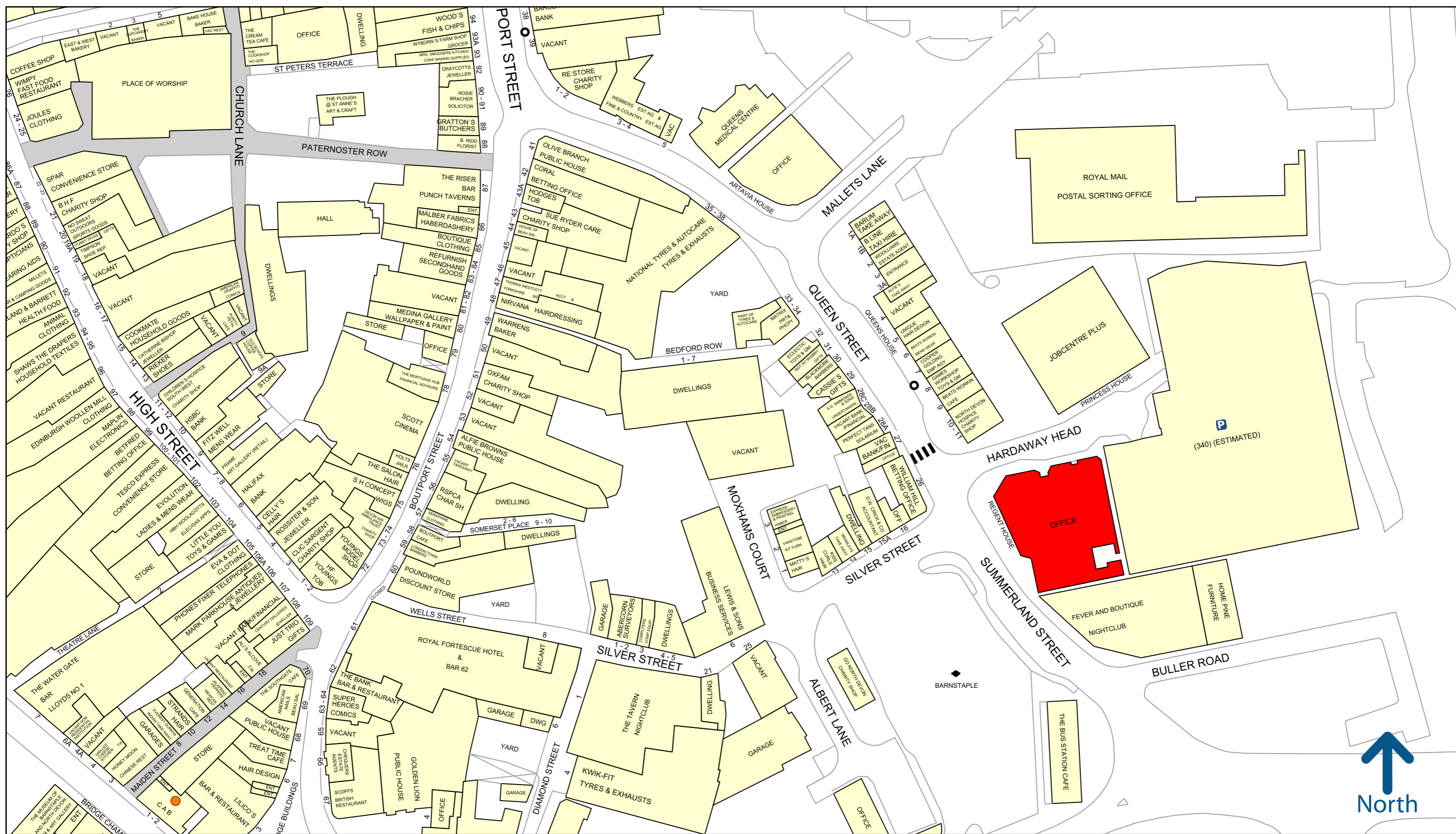
Email: barrym@rhretail.co.uk

Date prepared: April 2019. All transactions are stated exclusive of VAT. Subject to Contract.

Floor Plan

Hardaway Head





50 metres

Experian Goad Plan Created: 08/04/2019
Created By: RHT



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