



Sanderson
Weatherall

TO LET

NEWLY CREATED RETAIL UNIT

PRIME LOCATION

CLASS E(a) RETAIL CONSENT
UNIT 3

BRANNAMS DEVELOPMENT

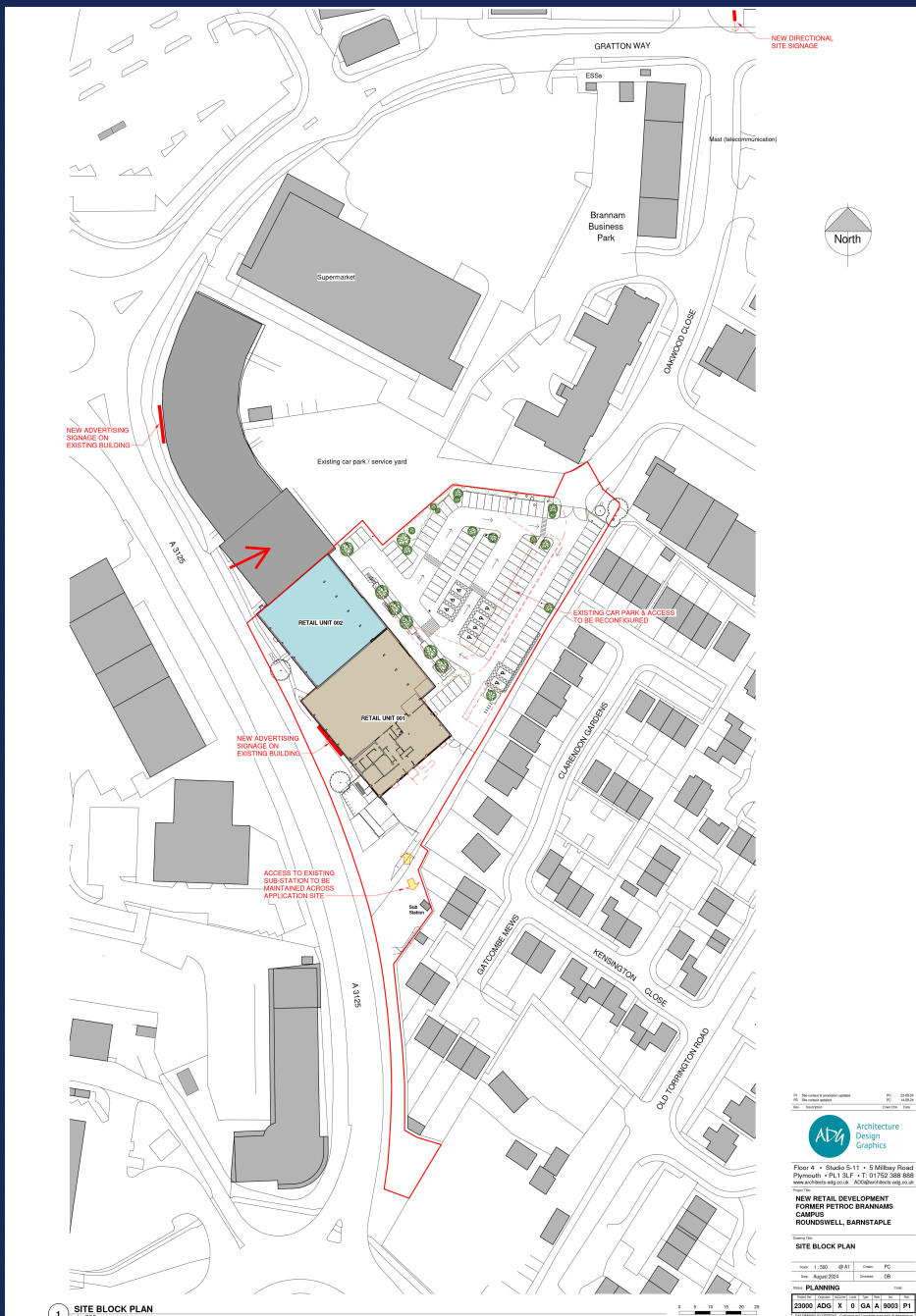
OAKWOOD CLOSE

BARNSTAPLE

EX31 3NJ



Plymouth - 01752 936101
sw.co.uk



DESCRIPTION

To be constructed, a 580sq'm (6243sq'ft) unit that forms part of a redevelopment of a former training college. The available premises is identified as Unit -003 (red arrow) on the adjacent images.

The new units will comprise a steel portal frame building with new composite cladding formed from colour coded metallic facia panels.

The front elevation will include a new full height glazed entrance with glazed canopy with a trimmed and framed unit above for signage.

Capped services will be installed.

Externally, the site will benefit form a new surface to the car park providing in excess of 95 shared spaces with EV charging and designated disabled bays. In addition to this there will be new soft and hard landscaping.

The scheme will benefit form estate signage to the rear of the premises facing the A391 and the Roundswell roundabout.

TERMS

The accommodation is available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms with a contribution to service charge for the maintenance of the common parts.

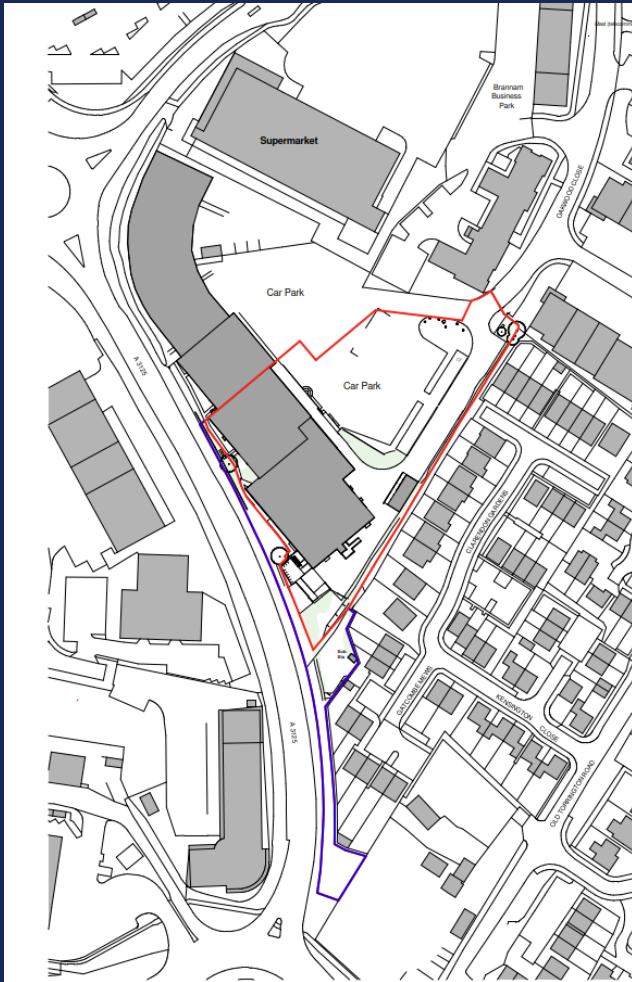
Quoting terms available upon request..

SERVICES

Mains water and electricity services are connected to the building.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common parts and structure.



PLANNING USE

The premises benefit from Class E(a) – Display or retail sale of goods, (other than hot food) uses

BUSINESS RATES

To be assessed

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

LOCATION

The new retail development at Brannams Campus is located on this well established business park, that is situated in close proximity to the Roundswell roundabout, which forms part of the A39 and A361 North Devon link road. Access to J27 of the M5 motorway is approximately 35 miles to the East. Furthermore, Barnstaple is well served by rail links to Exeter.

The scheme is in close proximity to Sainsburys and Lidl supermarkets.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Mark Slade.

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