

stratton
creber
commercial

property consultants



To Let

Glanville's Mill, Ivybridge,
PL21 9PS

Town centre location

Various ground floor retail units available
from 46.45 sq.m (500 sq.ft)

Parking available

Asking rent from: £5,000 PAX

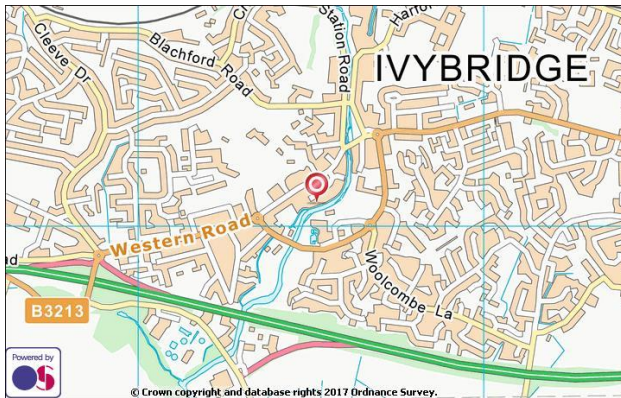
Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk

strattoncrebercommercial.co.uk



Location & Description

Ivybridge located within the South Hams, which has a total population of approximately 78,000 inhabitants. Ivybridge itself has a population of 12,500, situated around 10 miles east of Plymouth adjacent to the A38 Devon Expressway, providing direct access northwards to the M5 motorway at Exeter and southwards to Plymouth and Cornwall.

The shopping centre is home to a number of both national and local retailers.

The units comprise of a ground floor retail unit with services.

Accommodation

A Variety of ground floor retail units are available varying in size from 46.56 – 139.35 sq m (500– 1,500 sq ft) Please call or email us for the current availability.

Lease Terms

The premises are available by way of a new 3 year lease, with mutual rolling break options after 6 months, drawn on equivalent full repairing and insuring terms.

Rateable Value

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The units have been assed. A copy of the certificate is available upon request.



VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref.



Plymouth Office
Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use 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 each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.