

GLANVILLES MILL, IVYBRIDGE DEVON, PL21 9PS



Retail & Pop Up Opportunities Available



Key Facts

- **Prominent, well configured retail premises available.**
- **Pop Up Opportunities available.**
- **Strong mix of national and local retailers within the scheme.**
- **300 space car park adjacent.**
- **New lease available direct from the landlord.**
- **Ability to combine retail premises if required.**



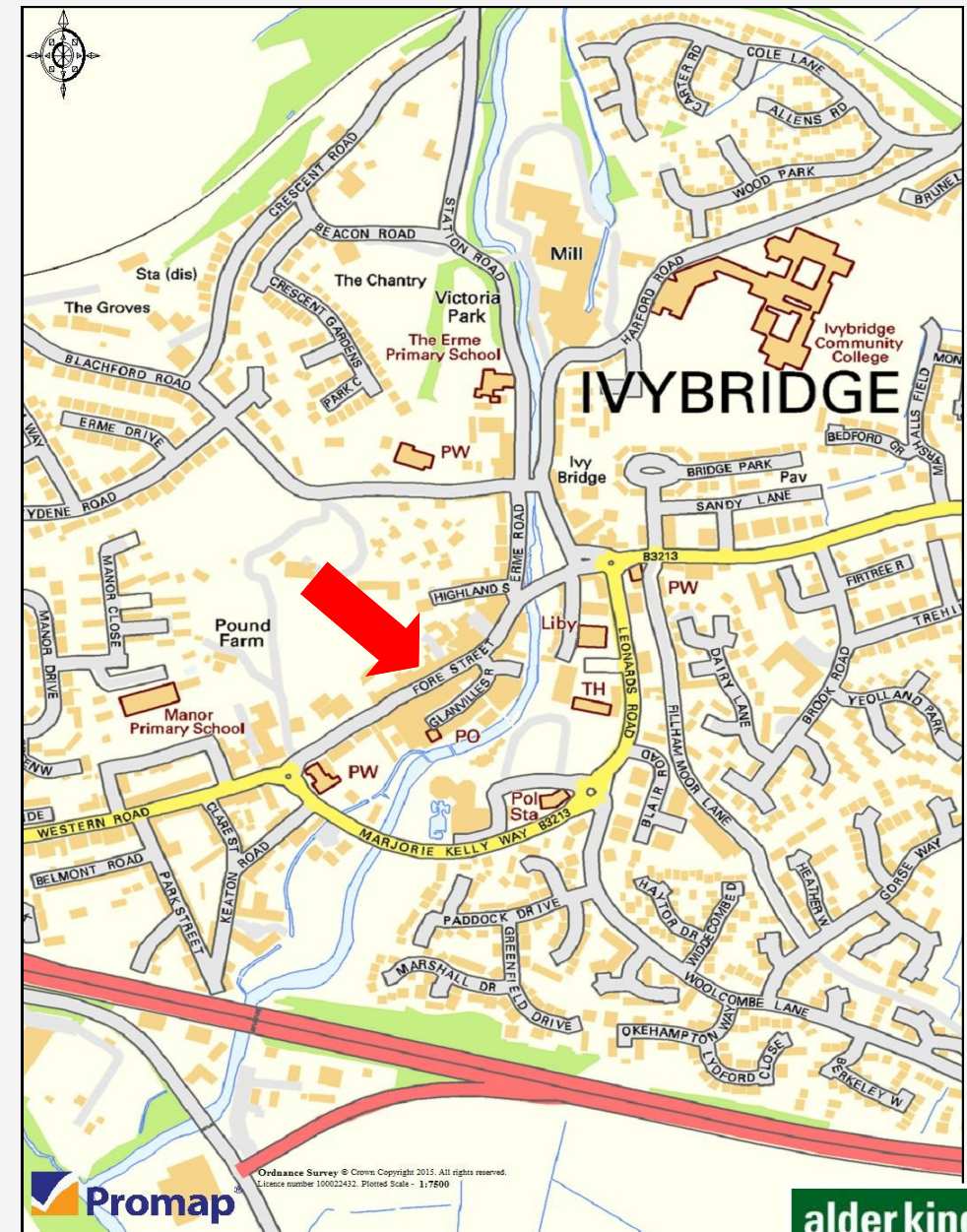
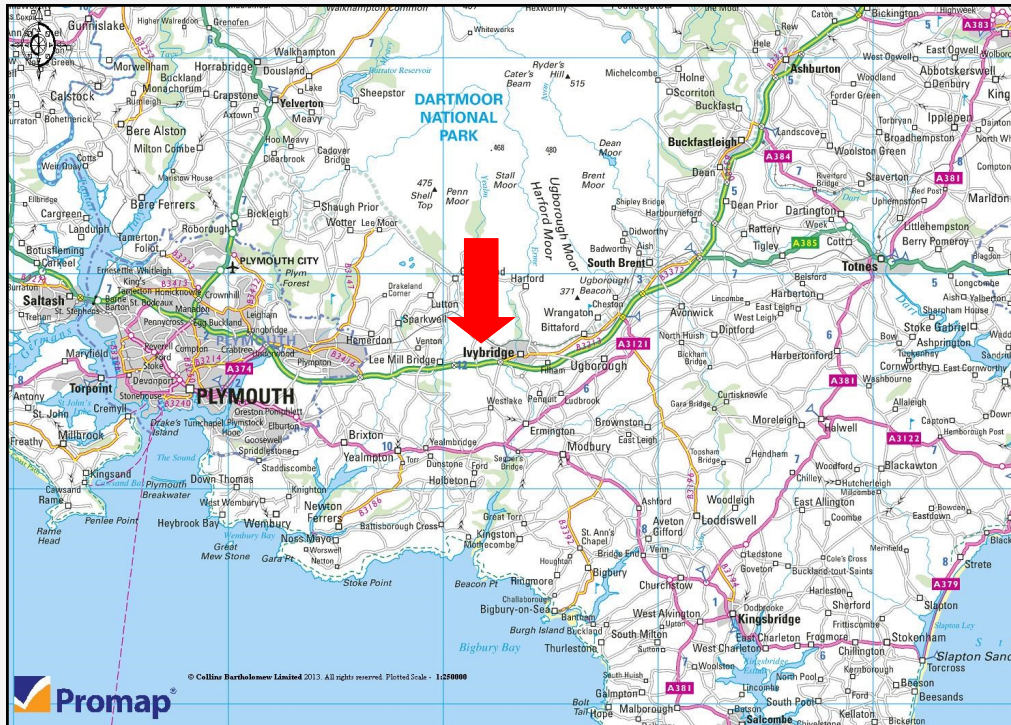
Location

Location

Glanvilles Mill is located just off the A38 in the town centre of Ivybridge. Ivybridge has a population of approximately 11,600 and is situated on the southern boundary of Dartmoor National Park, approximately 10 miles (16 kilometres) east of Plymouth and 40 miles (64 kilometres) south-west of Exeter.

Road communications to Ivybridge are good, being principally via the A38 dual carriageway which links with the M5 motorway at Exeter approximately 35 miles (56 km) from the town. Road communications to Plymouth and Cornwall are also good, again being via the A38 dual carriageway.

Main line rail services are available from Ivybridge, with regular connections to Plymouth, London Paddington and the remainder of the national network.



Description / Availability

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Glanvilles Mill Shopping Centre is the town's principal town centre retail offering and links into the town's main 300 space car park. The Centre provides the town's main retail facility, representing almost 30% of the retail floorspace in the town.

Anchored by a Co-operative supermarket of 1165.9 sq m (12,550 sq ft). There are an additional 27 retail units within the scheme totalling approximately 3,703.4sq m (39,863 sq ft) of retail space.

Retailers with national / regional representation include the Post Office, Newsome Opticians, Connells Estate Agents, Warrens Bakers, Maitlands Estate Agents, Salvation Army, Go Mobile and Devon Partnership Trust.



EPC

EPC's have been prepared and are available for inspection.

Availability

Should your requirement not fit any of the below available units please contact the agents to discuss how we can accommodate your business within the centre.

Description	Ft ²	M ²	Rateable Value
Unit 5	654	60.75	£15,750
Unit 15	568	52.76	£11,000
Unit 18	446	41.43	£11,000
Unit 20	755	70.14	£13,750
Unit 22	827	76.83	£13,500
Unit 24	820	76.17	£13,500
Unit 33	382	35.48	£7,600
Unit 37	357	35.67	£9,400

Terms

A new lease is available direct from the landlord at terms to be negotiated. **Pop up options also available**, to discuss please contact us.

Legal Costs

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

VAT

VAT will be levied on the Rental figure. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Contact and Further Information



Further Information & Viewing Arrangements

To view, discuss your requirement or for a detailed proposal please contact:

Alder King Property Consultants

Lee Southan

01392 353080

lsouthan@alderking.com

www.alderking.com

OR



Stuart Millington

01752 896020

info@millingtontunnicliff.co.uk

SUBJECT TO CONTRACT

LS/JAS/March 2016

Important: Alder King for themselves and for the vendors of this property, whose agents they are, give notice that: 1. The particulars contained herein are for guidance purposes only and do not constitute either part or whole of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, and must satisfy themselves as to their correctness. 3. No person in the employment of Alder King has any authority to make or give any representations or warranties whatsoever in relation to these properties. 4. No responsibility can be accepted for expenses incurred by intending purchasers in inspecting and considering the properties which are offered. Under the Control of Asbestos Regulations 2006 (CAR 2006), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR 2006 is an offence and could adversely affect the value of the property. The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. Accordingly: 1. Alder King do not accept any responsibility for, and you should not place any reliance on us in respect of, the detection and/or management of any asbestos and/or asbestos related compounds contained in the property. 2. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues.