



# To Let

## Glanvilles Mill, Ivybridge PL21 9PS

A central town centre location in the south  
hams

A variety of ground floor retail & office units  
available

Flexible lease terms

Parking available

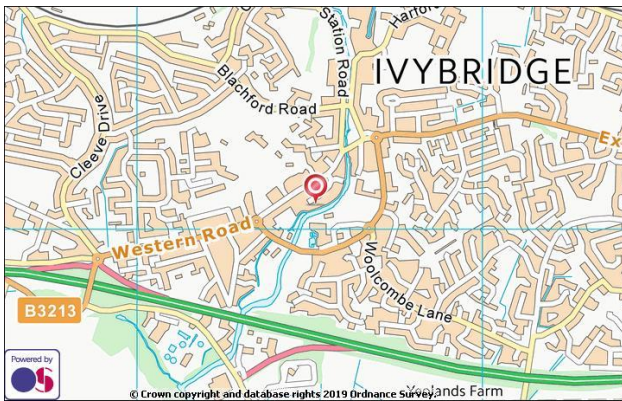
Current rents from £4,300 PAX to £15,000  
PAX.

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## Location & Description

Ivybridge is 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.

Glanvilles Mill is home to a number of both national and local retailers. The retail units each comprise a ground floor retail space with services. The office units are at first floor level located above the retail space.

## Accommodation

A variety of retail and office spaces are available, current availability is shown below:

### Retail

18 Fore Street	139.35 sq m	1,500 sq ft
15 Glanvilles Mill	52.77 sq m	568 sq ft
20 Glanvilles Mill	70.14 sq m	755 sq ft
33 Glanvilles Mill	35.48 sq m	381 sq ft

### Office

21 Glanvilles Mill	40.15 sq m	432.18 sq ft
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## Lease Terms

Flexible lease terms are available.

## Energy Performance Certificate (EPC)

The units have been individually assessed. A copy of each certificate is available upon request.



## Rateable Value

Each unit is individually rated. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Asking Rents:

18 Fore Street	£15,000 PAX
15 Glanvilles Mill	£ 8,500 PAX
20 Glanvilles Mill	£ 9,000 PAX
33 Glanvilles Mill	£ 5,200 PAX
21 Glanvilles Mill	£ 4,320 PAX

## Service Charge:

A service charge is payable on each unit, details can be confirmed to all interested parties.

## VAT

VAT is chargeable on the quoted figures.

## 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.

## Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 11617



### Plymouth Office

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