

## GLANVILLE'S MILL, IVYBRIDGE, DEVON PL21 9PS

### PRIME RETAIL UNITS



### TO LET

**GROUND FLOOR RETAIL UNITS AVAILABLE FROM 351 SQ FT (32.61 SQ M)  
TO 527 SQ FT (48.96 SQ M)**

Stratton Creber Commercial for themselves and for vendors or lessors of this 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, nor constitute part of, an offer 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 the correctness of each of them;

iii) no person in the employment of Stratton Creber Commercial has any authority to make or give any representation or warranty whatever in relation to this property.

## 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.**

**ACCOMMODATION** (all areas and dimensions are approximate and are measured on a gross internal basis unless otherwise stated)

The units that are currently available are as follows:

Unit	Use	Area Sq Ft	Area Sq M	2010 Rateable Value	Rent PAX
Unit 7	Retail	1273	118.26	£15,000	£11,500
Unit 15	Retail	621	57.7	£11,000	£11,500
Unit 35	Retail	310	28.8	£8,400	£6,500
Unit 23b	Office	226	21.00	£2,425	£2,000
19 Fore St	Retail	463	43.0	£11,000	£8,775

## LEASE TERMS

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms.

## RATEABLE VALUE

We understand that the properties are shown in the 2010 Rating List as having a rateable value as listed above. We recommend you make your own enquiries into the actual liability. Guidance can be obtained at [www.mybusinessrates.gov.uk](http://www.mybusinessrates.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and further details are available on request from the Agents.

## LEGAL COSTS & VAT

Each party to bear own legal costs incurred in the transaction. All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only via the SOLE AGENTS – Plymouth and Exeter Stratton Creber Commercial – Chris Ryland Tel: 01752 670700 / Fax: 01752 221655 / [chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk) Damian Cook Tel: 01392 202203 / Fax: 01392 203091 / [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk) [www.strattoncrebercommercial.co.uk](http://www.strattoncrebercommercial.co.uk)

Stratton Creber Commercial supports the aims and objectives of The Code of Practice on Commercial Leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) for further information.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).