

TO LET

RETAIL

Unit 8 Erme Court IVYBRIDGE PL21 0SZ



- New Lease on flexible terms-**Incentives offered**
- Prime Location in Ivybridge centre
- Free Public Car Park (2hrs)

HedgeLand

Property Consultants

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SITUATION

Erme Court is situated in a central location adjacent to two public car parks and close to the Glanvilles Mill Centre anchored by the Coop. Other traders nearby include Tesco Express and Peacocks. Ivybridge benefits from excellent access routes with mainline railway and the road network of the A38 Expressway leading to the M5.

DESCRIPTION

A terraced ground floor unit fronting the Erme Court public car park. The unit is currently divided as five rooms by non-structural partitions which can be altered if required internal design is needed for alternative uses.

ACCOMMODATION AVAILABLE

All areas are approximate and measured on a net internal basis in accordance with the RICS Code of Measuring Practice.

Retail Area 1140 square feet (105.9 sq m)
Wc (x2)

SERVICES

Mains water, drainage, gas and electricity.

RATEABLE VALUE

The Rateable Value is £15,250

Interested parties should confirm this for themselves and contact the Valuation Office website www.gov.uk/contact-voa regarding any Assessment/Transitional Relief enquiries that may be applicable to this property.

LEASE TERM

A new flexible lease term is offered. Further details on request.

RENT

Initial rent of £14,000 pax

VAT

All prices are exclusive of VAT and if applicable will be charged at the prevailing rate.

LEGAL COSTS

The Landlord and Tenant are to pay their own costs in the preparation of the lease.

ENERGY PERFORMANCE CERTIFICATE

Full EPC is available on request.
The current rating is C/62

VIEWING

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PLANNING

Current planning is D1 Use