

# FirstPeninsula

Commercial Property Specialists  
& Business Agents

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**RENT INCENTIVES AVAILABLE**  
**SHOPS & OFFICES**  
**TO LET OR FOR SALE**  
**IVYBRIDGE**



**High quality A1 & A2 shops and B1 (a) office units**

**A38 0.5 miles; Plymouth City Centre 12 miles; (distances approximate)**

**Exeter Road, Ivybridge, Devon PL21 0FN**

First Peninsula Commercial Reference Number: FPC0149

## LOCATION

The premises are conveniently located at the top of Fore Street in Ivybridge, close to public car parking (some parking provision on site), McColls convenience store, the new Watermark learning resource centre and the town centre shopping and leisure facilities.

Ivybridge itself is the largest town in the South Hams and is located on the southern fringe of Dartmoor National Park. The town is well located for transport connections, by road via the A38; by rail via Ivybridge Station and by air via City Airport located in nearby Plymouth.

## PREMISES

A mixed use development part new build / part refurbishment comprising modern lock up shop units and offices. The units are ideal for new start ups or existing businesses relocating into or expanding in the area. The approximate sizes of the remaining units are as follows:

## ACCOMMODATION

### Pynewood House

Ground Floor  
Retail 1            39.07 sq m / 420sq ft plus kitchen

First Floor  
Office 2            38.56 sq m / 415 sq ft plus kitchen

### Hawthorn House

Ground Floor  
Office 4            9.39 sq m / 101 sq ft

First Floor  
Office 6            13.66 sq m / 147 sq ft  
Office 7/8        18.12 sq m / 195 sq ft

Note: Measurements shown are of shell units with the exception of Hawthorn House offices.

## RENTS

### Pynewood House

Retail Unit 1     £9,000 per annum exclusive  
Office 2            £POA FOR SALE/ TO LET

### Hawthorn House

Office 4            £1,800 per annum exclusive  
Office 6            £1,200 per annum exclusive  
Office 7/8        £1,600 per annum exclusive

## SPECIFICATION

### Pynewood House

Shop unit and one office with all services available. The office is finished for occupation with Cat 2 lighting, plastered walls, and power points. Units have their own fully fitted kitchenette and WC facilities. Lift access for the upper floor offices. Security entry system to the offices. One parking space allocated for each shop unit.

### Hawthorn House

Finished and ready to occupy individual offices with communal kitchen and WC facilities.

## External

Pynewood House – parking / turning area for 3 shops and 3 flats with entry via The Archway, Costly Street.

## LEASE

The units are available on new business leases at the guide rents indicated above for terms to be agreed. The leases are on an effective Full Repairing and Insuring basis with a service charge payable by the tenants. Rent reviews to occur on a three yearly basis. Alternatively a sale may be considered of the Pynewood House office unit.

## SERVICE CHARGES

### Pynewood House

The service charge covers the annual costs incurred by the landlord for the maintenance of and provision of services to the common parts including the car park, external repairs and maintenance, servicing of the lift, provision of services to the development which are not separately metered and building insurance.

### Hawthorn House/ The Archway

The service charge covers the annual costs incurred by the landlord for the maintenance of and provision of services to the common parts, external repairs and maintenance, provision of services to the development which is not separately metered and building insurance.

## PREMISES USE CLASS

The ground floor units within use class A1 or A2. The first floor units within use class B1 (a) or A2.

## SERVICES

We understand mains water, gas, electricity and drainage is available. Heating is by an Eco heat pump system which services the hot water and heating systems for Pynewood House and The Archway only of the development.

None of the services have been tested by First Peninsula Commercial and it is the responsibility of the proposed tenant to satisfy themselves as to their operation and condition.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC for the property will be made available to prospective tenants.

## BUSINESS RATES

It is the purchaser's responsibility to verify tax and business rates payable by contacting the local authority.

The rateable values for Hawthorne House are as follows:

Office 4, £1,300; Office 6, £1,150; Office 7/8 is currently separately rated.

The rateable values for Pynewood House are as follows:

Office Unit 2 £4,350; Shop Unit 1 £6,500

## LOCAL AUTHORITY

The relevant local authority is South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

## REFERENCES

The landlord will require a bank reference, character reference, trade reference and details of trading accounts if an existing business all of which will be treated in strict confidence.

## IMAGE GALLERY



Exeter Road Elevation



Pynewood House – Shop Unit 1



Car Park



Exeter Road Elevation towards Fore Street

## DISCLAIMER STATEMENT

This information has not been verified by First Peninsula Commercial. The accuracy of these particulars is not guaranteed nor do they form part of any offer or contract. Applicants should verify details by personal examination and enquiry, they have been prepared and issued in good faith and are intended to give a fair description of the property only. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good order. First Peninsula Commercial, nor any of its employees, has any authority to make or give representation or warranty whatsoever in relation to this offer. Any images provided show parts of the property only at the time that they were taken. All measurements provided are approximate. Descriptions are subjective and those contained herein are provided in good faith as an opinion and not a statement of fact. Any reference to use, alterations or consent is not a statement that regulations consent has been obtained. All facts and matters stated herein must be verified any intended purchaser.