

First Peninsula

**Commercial Property Specialists
& Business Agents**

First Peninsula Commercial

Britton House
10 Fore Street
Kingsbridge
Devon TQ7 1NY

Tel: 01548 854455

Fax: 01548 854458

www.commercialsouthhams.co.uk

TO LET

WORKSHOP UNIT



Units 9&10, The Mews, Harford Road, Ivybridge PL21 0AS

Extending to 122 sq m (1,315 sq ft)

Rent £4,800 per annum exclusive

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

First Peninsula Commercial Reference Number: FPC0169

LOCATION

The premises are located on the northern edge of town of Ivybridge close to the top of Fore Street with public car parks and the Watermark learning resource centre in close proximity.

Ivybridge 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 Plymouth City Airport.

DESCRIPTION

The property comprises a single storey light industrial unit with roller shutter doors and separate pedestrian access. The unit extends to approximately 122 sq m (1,315 sq ft).

The unit is of block and stone construction with modern profile roof.

ACCOMMODATION

Area 1 - Solid floor. Roller shutter door. Suspended strip lighting. Extends to 60.2 sq m (647.8 sq ft).

Roller shutter doors 2.21m high by 4.27m wide and 2.14m high by 4.26m wide. Internal eaves 3.10m.

Internal Step of 0.24m high to:

Area 2 – Pedestrian door access. Electric Meter. Suspended strip lighting. Wall mounted gas powered space heater. Extends to 62 sq m (667.5 sq ft).

Outside

Communal Cloakroom - WC and wash hand basin.

LEASE

A new business lease on internal repairing and insuring basis for a minimum term of a year at an initial annual rent of £4,800 per annum exclusive.

USE

Suitable for car workshop, storage, other workshop uses, subject to any necessary consents.

REFERENCES

The landlord will require a bank reference, trade references and accounts details as applicable, which will be treated in strict confidence.

LEGAL COSTS

Each party to pay their own legal costs relating to this transaction.

SERVICES

We understand three phase electricity and gas for a gas powered space heater are connected. We recommend all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition.

BUSINESS RATES

It is the proposed tenant's responsibility to fully satisfy themselves and verify the council tax / business rates payable by contacting the local authority.

The Rateable Value is £5,500 according to the Valuation Office website.

Energy Performance Certificate

An Energy Performance Certificate will be made available.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

VAT

All rent prices and premiums are stated exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities. **No VAT is payable on the rent.**

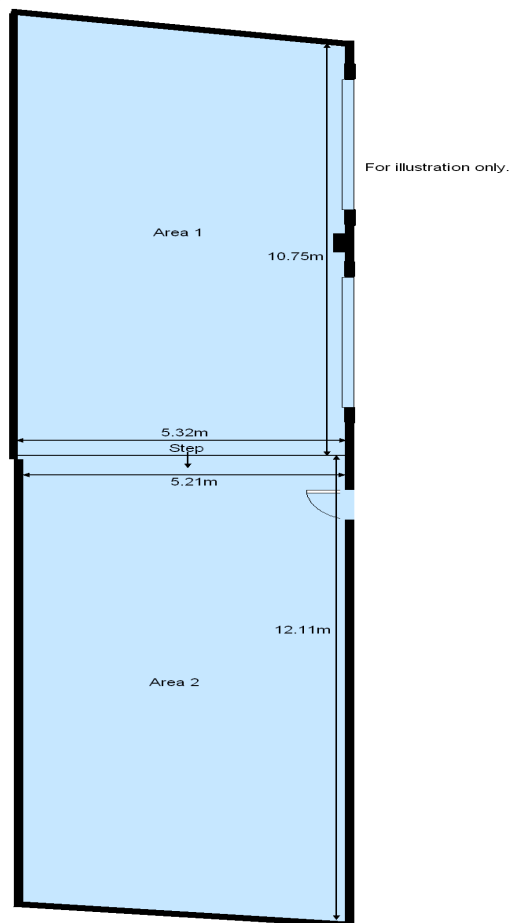
VIEWING

Viewings will be by appointment only through First Peninsula Commercial. Tel: 01548 854455.

FIXTURES AND FITTINGS

All items in the written text of these particulars are included. All others are expressly excluded regardless of inclusion in any photographs. Tenants must satisfy themselves that any equipment included with the property is in satisfactory order.

FLOORPLAN



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.