

Prime Town Centre Retail Unit Lease for Sale



Unit 16, Erme Court, IVYBRIDGE, Devon PL21 0SZ



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The property is located at Erme Court, a central neighbourhood shopping destination within Ivybridge. Adjoining is independent furniture retailer Stowford Furniture. The property is adjacent to the Town Hall and Council offices with other retailers including Ivybridge Bathroom and Kitchens and St Luke's Ivybridge. Across the car park is The Watermark with a Library, Café, Cinema, Business and Community Hub.

There is a two-hour free car park for Erme Court customers and further parking spaces close by at the Glanvilles Mill public car park with a footbridge link to Glanvilles Mill Shopping Centre, which includes the Co-op foodstore. Fore Street, the main retail "High Street" is close by. Other traders nearby include Tesco Express and Morrisons Daily.

Ivybridge (population circa 12,600) is located between Exeter and Plymouth, south of Dartmoor National Park. It benefits from good road and rail access routes with the Ivybridge Station mainline railway (1.2 miles away) and access to national road networks via the Devon Expressway (A38).



DESCRIPTION

The property is an end of terraced unit with return frontage comprising ground floor retail and first floor staff/storage accommodation which fronts onto the Erme Court car park. The property is currently fully fitted and decorated to a good standard including goods lift and rear shared gated loading yard. The property offers potential for retail and leisure or alternative uses (subject to Landlord consent). It is currently trading and occupied by Poundland.



ACCOMMODATION

Areas are approximate and measured on a net internal basis.

Ground Floor	Retail area/storage/offices/facilities	5,000 sq ft	465 sq m
First Floor	Storage/staff facilities	1,350 sq ft	125.42 sq m
Total		6,350 sq ft	590.42 sq m

Two parking spaces are available adjacent to the building.

RENT

On application via the agents.

SERVICE CHARGE

An annual Service Charge is applicable to the Erme Court development. Details on application from the agents.

For more information or to arrange a viewing please contact:

HedgeLand

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