



Sanderson
Weatherall

FOR SALE

RETAIL INVESTMENT

52 Fore Street
Ivybridge
Devon
PL21 9AE

Offers in excess of £220,000



Plymouth - 01752 936101
sw.co.uk



INVESTMENT SUMMARY

- Retail investment let as a whole to F.T.B. Lawson Limited on a 5 year lease from 11 April 2021 at a rent of £16,500 pa.
- Substantial Property offering potential for future repurposing, subject to necessary consents.
- Full Repairing Lease, subject to Schedule of Condition
- Reversionary Rent
- 7.3% initial yield on passing rent and 8% on reversion allowing for purchaser's costs of 2.4%
- Low capital value of £46 per sq ft

DESCRIPTION

A large mid terrace retail unit over two floors. The original property has been merged and extended over the years. The current tenant trades over ground and first floor with ancillary storage and office accommodation on the first floor.

The unit occupies a prominent position within the main retail parade on Fore Street.



ACCOMMODATION

All areas and dimensions stated Net Internal Area are in accordance with the RICS Code of Measuring Practice.

	Sq ft	Sq m
Total NIA	4,764	442.59
Total ITZA	1,005	93.37

ENERGY PERFORMANCE CERTIFICATE

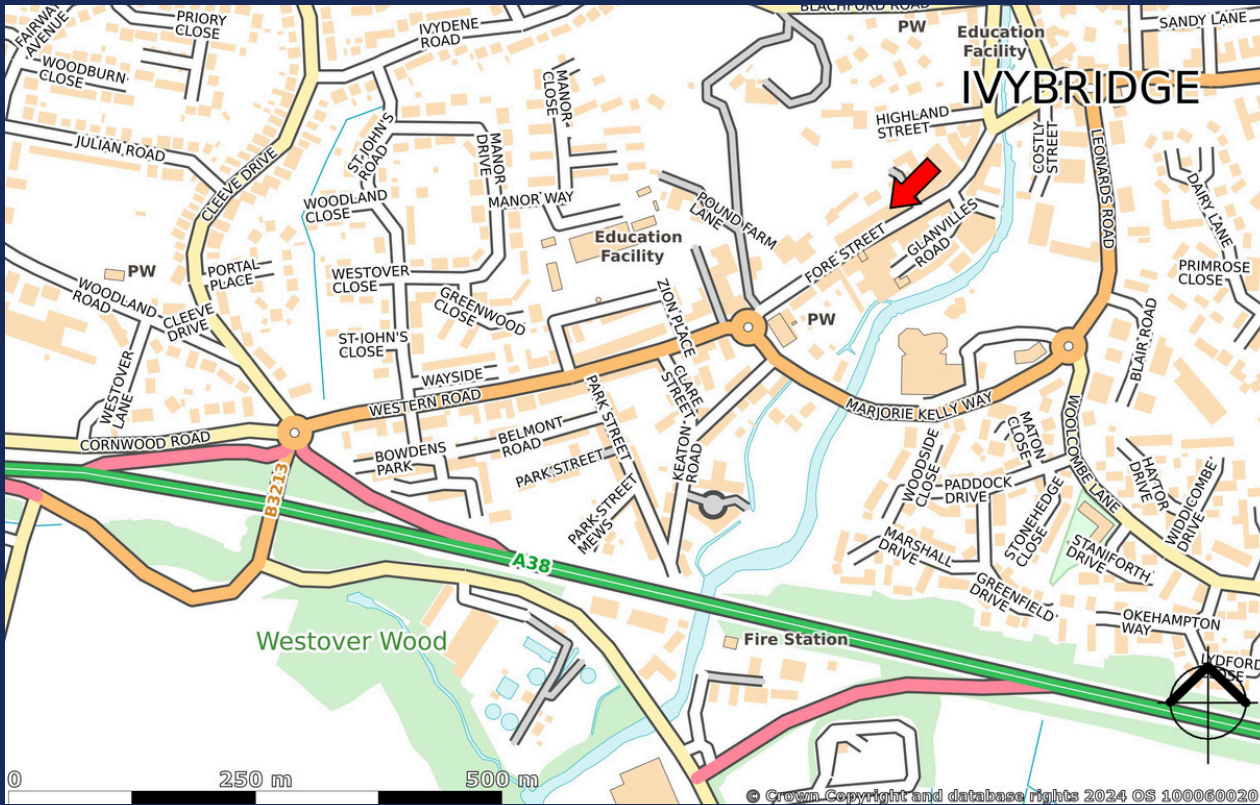
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BUSINESS RATES

Assessed as Shop and Premises with a rateable value of £16,500. Based on 2023 rateable value.

VAT

The property is not elected for VAT. Therefore VAT will not be charged on the sale price.



LOCATION

Ivybridge is a popular town in Devon, situated on the southern boundary of Dartmoor National Park. The property is prominently situated on Fore Street opposite to the entrance of Glanville's Shopping Centre and nearby occupiers include Co-operative Food, Lloyds Bank and other small to medium sized retailers and operators.

Ivybridge is a small town of 12,500 people located 9 miles east of Plymouth. It is linked to the A38 Devon Expressway, which provides good access to the A30 and M5 Motorway network in Exeter.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations ID will be requested from the successful purchaser along with proof of address and proof of funds.

TERMS

We are instructed to dispose of the Freehold interest, subject to the existing tenancy. **Price £220,000**

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Ashleigh Phillips or Heather Branson

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