



# For Sale

14a Broad Street,  
Modbury, PL21 0PU

Prominent Ground floor retail premises

Open plan sales with WC facility to rear

Centrally located in Modbury centre

Total unit size: 31.22 sq m / 336.00 sq ft

Long Lease available: 99 years from 1987  
– 62 years remaining.

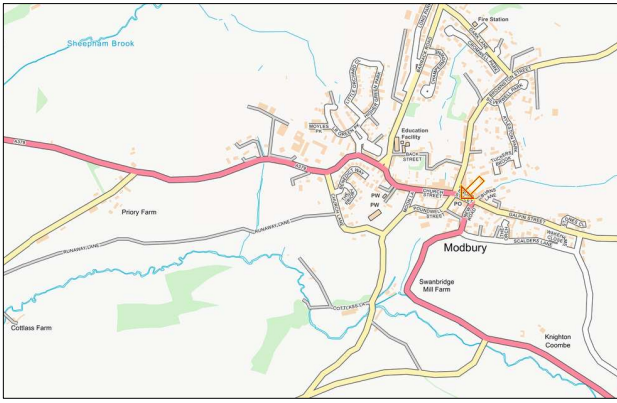
Asking price: £68,000

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## Location & Description

Modbury is a picturesque Georgian market town situated in the South Hams district of Devon approximately 12 miles east of the regional city of Plymouth. The principle road access is via the A379 which runs through the town.

We offer to the market this double fronted retail unit located in a super central location in the centre of Modbury town centre. The space comprises an open plan sales area with an enclosed WC to the rear. The unit is clearly visible travelling from either direction located next to Modbury News and the Post Office. It is also located approximately 50 metres from the car park.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Total: 31.22 sq m 336.00 sq ft

## Rateable Value

We understand that the property is shown in the 2023 Rating List as has having a rateable value of £8,600. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is B (40)

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

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

## Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 14744 (July 2024)



### Plymouth Office

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