



For Sale or To Let

5 Pynewood House, 1A
Exeter Road, Ivybridge,
PL21 0FN

Well presented first floor office space

Mixed use building with commercial &
residential occupiers

Total floor space: 50.72 sq m / 546 sq ft

Communal entrance staircase and lift

Ivybridge centre location

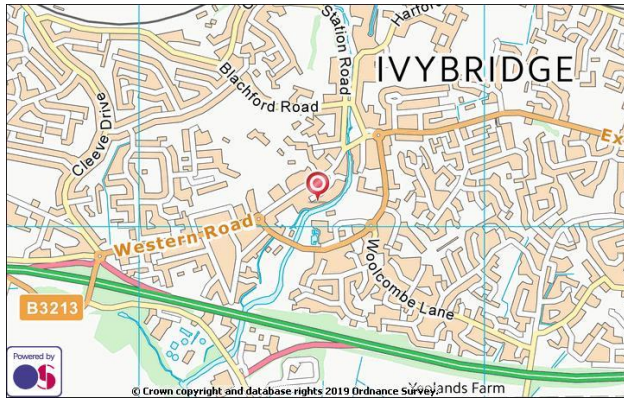
To Let at £5,000 per annum or For Sale at
£59,950

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location & Description

Ivybridge is the largest of the South Hams market towns with a population of approximately 13,000 inhabitants. The town serves a wider outlying area and is located adjacent to the A38 dual carriageway which links Plymouth (11 miles to the west) with Exeter (40 miles to the northeast) and the national motorway network. The town benefits from a railway station on the main Paddington to Penzance line which provides commuter services to Plymouth and includes a range of local services and facilities, including a health centre, leisure centre, secondary school, supermarkets and garages plus retail outlets centered around Fore Street and Glanvilles Mill.

A well presented first floor office space with a large open plan area, kitchen area and WC facility. There are views to the front over the river.

Accommodation

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

Total: 50.72 sq m 546 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £5000 PAX. Alternatively our clients will dispose of the long lease and are seeking offers of £59,950

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £5400 We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is B38

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.

The landlord supports the code for leasing business premises in England and Wales 2007.

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: 14753 (January 2024)



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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