



MILLINGTON TUNNICLIFF

www.millingtontunnickliff.co.uk



£7,750 Rental From

**Glanvilles Mill
Ivybridge, Devon, PL21 9PS**

PRIME RETAIL UNITS

PEDESTRIANISED SHOPPING CENTRE

RENTS FROM £7,750 PA

FROM 550 SQ FT TO 1,170 SQ FT

FLEXIBLE LEASE TERMS

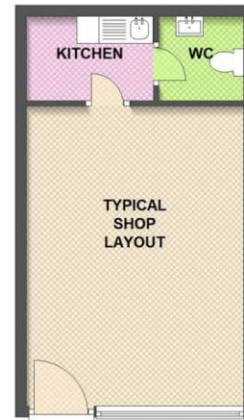
Glanvilles Mill

Just three ground floor retail units remain within the popular Glanville's Mill shopping centre in Ivybridge. The floor areas range from 550 sq ft through to 1,170 sq ft & annual rents start from £7,750 pa with a service charge being applicable covering communal lighting, cleaning and security. The shopping centre is located off Fore Street with direct access to the Towns principal car parks. If you have always thought about opening a business but are unclear on how to go about it, please enquire and we will explain the process.

19 Fore Street, Ivybridge, Devon, PL21 9AB
 T: 01752 896020
 E: info@millingtontunncliff.co.uk
 www.millingtontunncliff.co.uk

BUSINESS USES The landlords have attracted both Corporate and private businesses to Glanville's Mill and are keen not to attract businesses in conflict with one another. Depending on prospective shop keepers intentions Millington Tunncliff are more than happy to discuss proposed business uses with the landlords and looking at any possible planning conditions prior to any legal expenditure.

GROUND FLOOR



UNIT 5 A retail unit of 1,160 sq ft (107.77 sq m) with ground floor retail area, rear access from the car park and first floor suitable for office or storage, having both kitchen and toilet facilities. With rateable value TBC and asking rental of £7,750 pa plus service charge.

Unit 9 A retail unit of 1,170 sq ft (108.7 sq m) with rateable value to be confirmed and asking rental of £10,000 pa plus service charge. The premises have a ground floor retail area, back office with access to the parking at rear and first floor offices/storage, kitchen and toilet facilities.

UNIT 20 A retail unit of 550 sq ft (51.1 sq m) with rateable value TBC and with asking rental of £9,500 pa plus service charge. This unit will be available from mid October 2013.

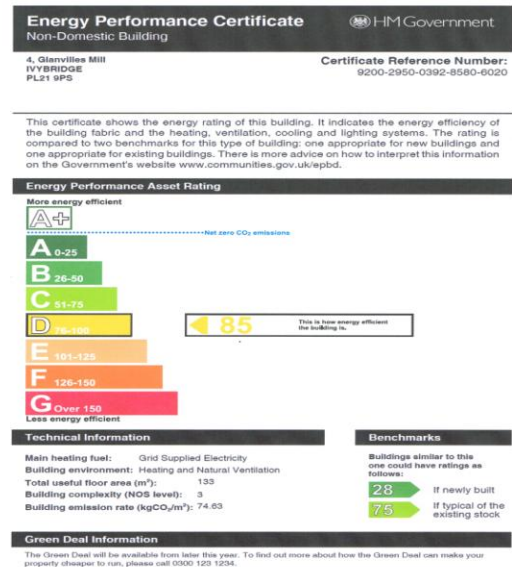
COMMUNAL PARKING To the rear of Glanville's Mill there are a number of parking spaces for tenants on a parking permit basis and first come first served basis as there are more units than spaces.

SERVICE CHARGE There is an annual service charge applicable based on the size of the retail unit chosen in percentage terms of the whole. The service charge covers the cost of communal cleaning, lighting, refuse, security etc. There is an annual payment for building insurance again linked to the size of unit occupied.

LEGAL COSTS AND VAT The annual rent will be liable to VAT. Each party to bear own legal costs incurred in the transaction.

EPC EPC's have been commissioned for each retail unit.

LEASE TERMS The units are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms.



"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".