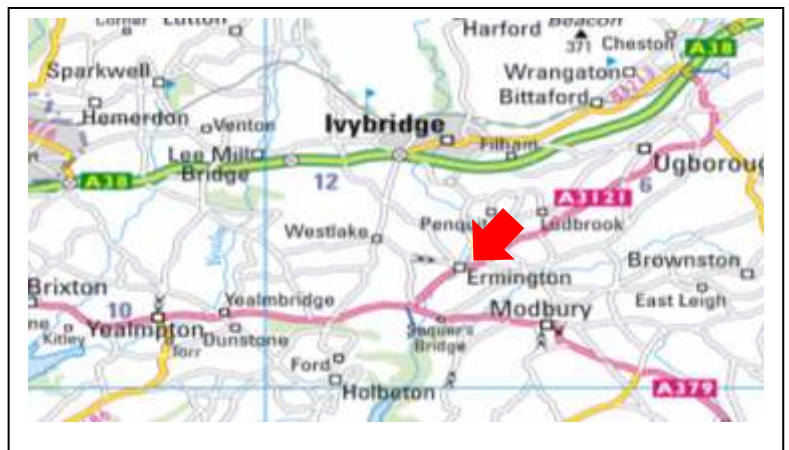


# HUDSON & Co

*Due to Retirement*

## **WORKSHOP / WAREHOUSE** **SOUTH HAMS**

**127.33 sq m 1,370 sq ft**  
**Plus Parking**



***Unit 5 River Park Units, Ermington***  
***Nr, Ivybridge Devon PL21 9NT***

***\*Popular Trading Estate / Good Access to A38 via Ivybridge\****

***\*Useful Industrial Unit with parking\****

***\*Suit a multitude of uses / Good investment opportunity\****

***\*Flexible lease terms / Competitive Price / Rental\****

***\*Pleasant Environment close to attractive South Hams village\****

## **TO LET / FOR SALE**

**01392 477497**

## **Unit 5, River Park Units, Ermington, Ivybridge, Devon PL21 9NT**

**LOCATION:** The Unit is located on the popular River Park Estate which is situated on the edge of the attractive village of Ermington, on a busy route to nearby Ivybridge and the A38, that lie approximately 2 miles to the north. Adjoining occupiers include Bigbury Mint, Devon Classic Cars and Ermington MOT Centre.



**DESCRIPTION:** A modern unit offering an open ground floor bay of **1,370 sq.ft** that is currently arranged as a motor workshop. Forming a mid-terrace unit and having a parking area immediately adjacent, the property is of steel frame construction with full height block-work walls with external cladding and facing brickwork to the lower elevation under a pitched steel profile roof. The unit incorporates a single roller-shutter loading door, accessed off a sloping concrete apron, and a front office and external pedestrian door, with a small storage area above. Outside there are dedicated parking spaces in addition to the loading apron and external storage area.

**ACCOMMODATION:**

UNIT 5 Gross Internal Area:       **127.33 sq m**       **1,370 sq ft**  
*All areas are approximate.*

**SERVICES:** We understand that the property is connected to mains electricity (3-Phase) and water. We are informed that drainage is pumped to the mains located in the adjoining public road., Water is sub metered from a supply to Unit 1.

**RATES:** To be re-assessed. The unit is currently assessed on one assessment with 6.

**PLANNING:** The property is currently used as a motor workshop in an area zoned for commercial uses. Prospective occupiers should address any planning enquiries to the local planning authority, South Hams District Council in Totnes, *Tel: 01803 861234.*

**TERMS:** The property is available For Sale at a price of £130,000 subject to contract. Alternatively, our client would consider letting the unit on a new lease on terms to be agreed at a rent of £7,500 pax. Full details on application.

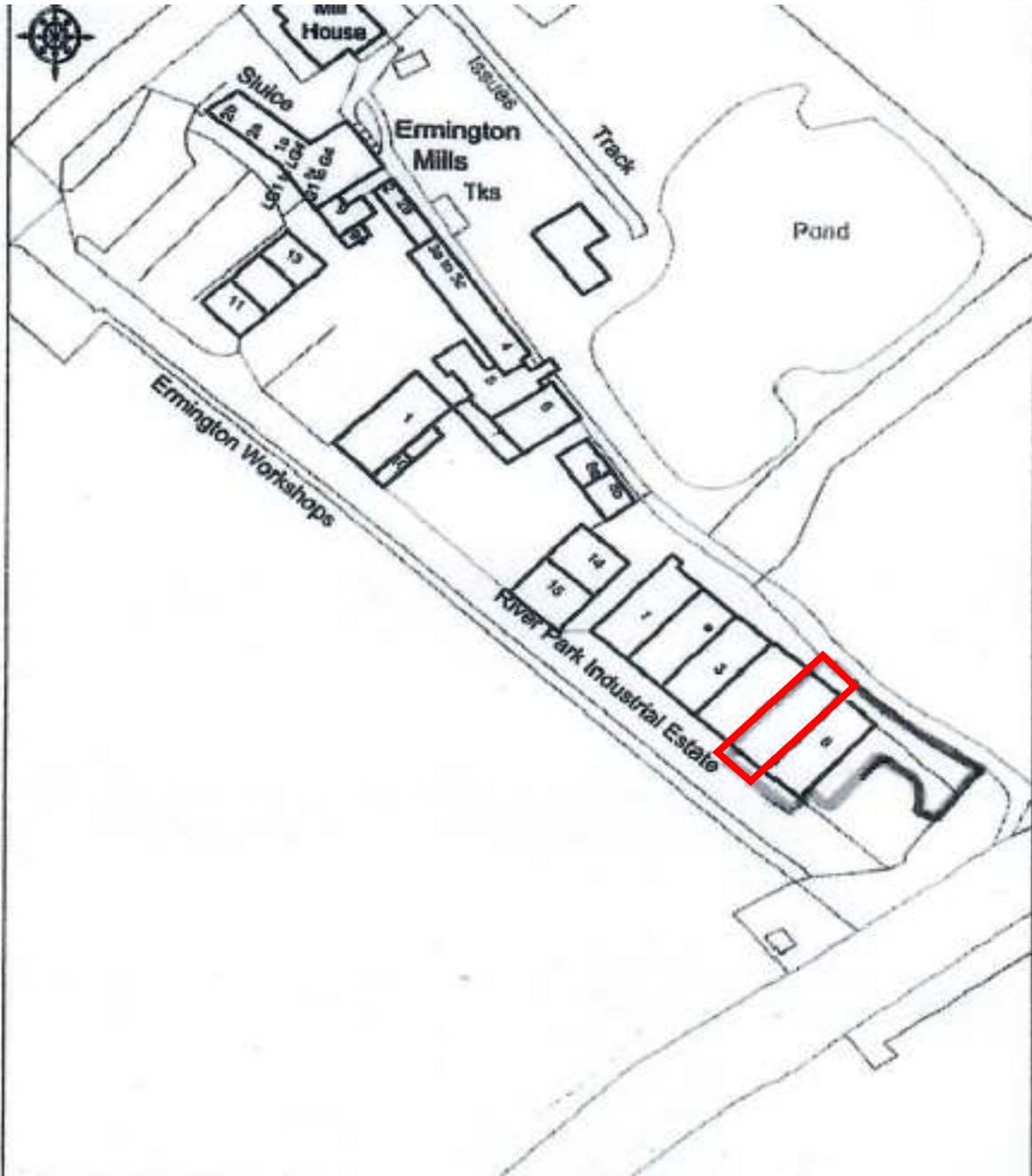
**LEGAL COSTS:** Each party to pay their own costs in connection with a sale.

**VIEWING & FURTHER INFORMATION:** Strictly by prior appointment through the sole agents:

**HUDSON & Co.**\_Tel: **01548 831313 / 01392 477497** Contact: **DAVID EDWARDS / SUE PENROSE**  
[info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

**01392 477497**



01392 477497