

HUDSON & Co

Available November 2024

WORKSHOP / WAREHOUSE
Currently fitted out as Bodyshop

SOUTH HAMS

139.71 sq m 1,503 sq ft

Plus Mezzanine & Parking



Unit 3, River Park Units, Ermington, Nr, Ivybridge
Devon PL21 9NT

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

****Well-appointed unit with parking****

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

****Range of equipment incl. spray-booth available for purchase****

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

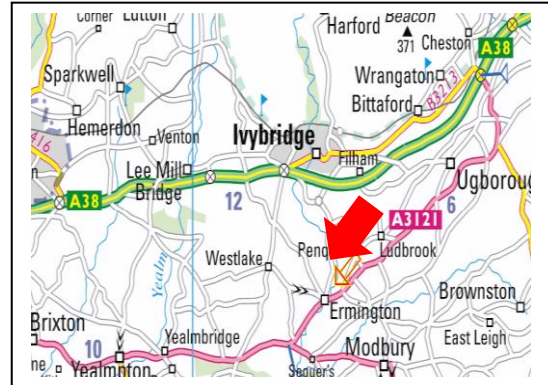
FOR SALE / TO LET

01392 477497

Unit 3, River Park Units, Ermington, Nr, 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 and Ermington MOT Centre.

DESCRIPTION: A rare opportunity to acquire a unit in this popular size range. Unit 3 offers approximately **1,370 sq ft** on the ground floor that is currently arranged as a motor workshop / body-shop with a fitted spray-booth, but would equally suit a storage or warehouse use. There are two useful first floor offices, and a mezzanine storage area (585 sq.ft) that incorporates a paint mixing room.



Forming a mid-terraced unit and having a parking area immediately adjacent, Unit 3 is of steel frame construction with full height block-work walls and facing brickwork to the front elevation under a pitched steel profile roof. The two-bay workshop incorporates a single roller-shutter loading door, giving access to a sloping concrete apron. Outside there are 4 dedicated parking spaces.

ACCOMMODATION:

Gross Internal Area: 139.71 sq .m 1,503 sq.ft

Includes:

Ground Floor:	127.33 sq.m	1,370 sq.ft	First Floor:		
Includes			Office 1:	5.72 sq.m	61 sq.ft
Reception Area:	6.96 sq.m	75 sq.ft	Office 2:	6.66 sq.m	72 sq.ft
Kitchenette:	2.10 sq.m	22 sq.ft	Mezzanine:		
Toilet and washing amenities with electric HW heater			Storage:	54.42 sq.m	585 sq.ft

All area are approximate.

SERVICES: We are informed that the property is connected to mains drainage, water (metered: supplied from the top unit and split 6 ways), and mains electricity (3-phase).

RATES: We are informed by the VOA website that the property is assessed as follows:

Description: Workshop & Premises / Rateable Value: £9,600

The current assessment qualifies for small business relief from rates to those who qualify. Full details from the local rating authority, South Hams District Council in Totnes, Tel: 01803 861234.

PLANNING: The property is currently used as a workshop / body-shop 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 unit is available For Sale or To Let on a new lease for a term to be agreed. Full details on application.

BUSINESS, FIXTURES, FITTINGS & EQUIPMENT: The business, fixtures, fittings and equipment are available by way of separate purchase or lease, if required. Financial info and a full inventory is available on request.

LEGAL COSTS: Each party to pay their own costs in connection with a sale. The ingoing tenant to pay a contribution towards the Landlord's reasonable legal costs in connection with drafting a lease for a letting.

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

HUDSON & Co. Tel: 01548 831313 / 01392 477497 / info@hudsoncom.co.uk

Contact: **DAVID EDWARDS / SUE PENROSE**

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.

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