



Lock – Up Shop

40 Fore Street, Ivybridge, Devon, PL21 9AE

26.34 sqm (284 sqft) plus ancillary 11.79 sqm (127 sqft)

- Prominent unit in main shopping thoroughfare
- Flexible lease terms
- Tenant incentives available
- Immediately available

TO LET

All Enquiries
A0891

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

Email: johns@monkandpartners.co.uk

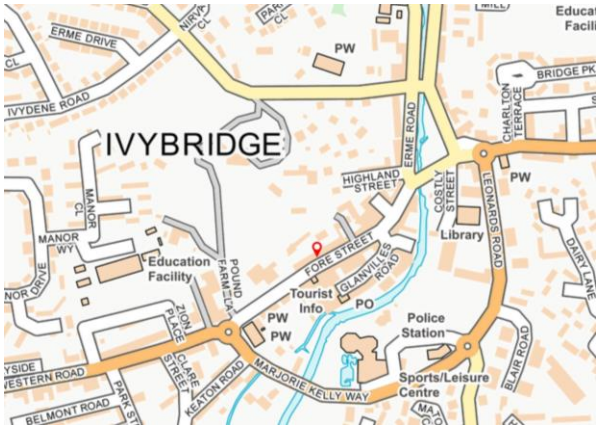


MONK
&
PARTNERS

40 Fore Street, Ivybridge, Devon, PL21 9AE

SITUATION:

The premises comprise a mid-terraced shop unit located in Fore Street the main shopping thoroughfare of the South Devon town of Ivybridge, approximately 8 miles east of Plymouth.



DESCRIPTION:

The shop comprises a ground floor lockup unit with ancillary storage area behind and with a plate glass window frontage.

ACCOMMODATION:

(All dimensions and areas are approximate)

Shop width	4.07m	13'4"
Shop depth	7.09m	23'3"
Retail area	26.34 sqm	284 sqft
Storage/ancillary area	11.79 sqm	127 sqft
WC		

SERVICES:

We understand that mains water, electricity and drainage are connected to the property.



RATES:

The property is included in the rating list as follows:

Rateable Value £6,600

PROPOSITION:

A new lease for a flexible term of years and drawn on equivalent a full repairing and insuring terms.

RENT:

£8,000 p.a.x plus VAT

VAT:

All figures within these terms are exclusive of VAT where chargeable. VAT will be chargeable on rental.



EPC:

The property has an Energy Performance of D79.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

OTHER:

Under the Money Laundering Regulations 2017, Monk & Partners will require any tenant to provide proof of identity along with any other associated documents prior to exchange of contracts.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

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Tel: 01752 255222
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E-mail: johns@monkandpartners.co.uk

SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:

www.commercialleasecodeew.co.uk

January 2024

