

FOR SALE

Residential Development Opportunity

2,694 sq.ft (250.2 sq.m)



GLANVILLES MILL

Unique collection of independent shops, cafés,
businesses, and residential in one place

Ivybridge, Devon, PL21 9PS

www.glanvillesmill.co.uk



Location



Pretty location in which to shop and relax adjacent to the River Erme.

Glanvilles Mill is located just off the town centre of Ivybridge. Ivybridge has a population of approximately 11,600 and is situated on the southern boundary of Dartmoor National park, approximately 10 miles (16 kilometres) east of Plymouth and 40 miles (64 kilometres) south-west of Exeter.

Excellent road and rail communications

Communications to Ivybridge are good, being principally via the A38 dual carriageway which links with the M5 motorway at Exeter approximately 35 miles (56 kilometres) from the town. Road communications to Plymouth and Cornwall are also good, again being via the A38 dual carriageway.

Main line rail services are available from Ivybridge, with regular connections to Plymouth, London Paddington and the remainder of the National network.

Ivybridge, Devon
PL21 9PS



Plans

Ivybridge, Devon
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Existing First Floor Plan



Proposed First Floor Plan



- 1st Floor Residential Development Opportunity Available
- Situated above prominent retail location in town centre
- The opportunity is currently used as 4 x Office Suites but with planning in for residential conversion (Permitted Development)
- Unit 17 – Currently leased to NHS with rental Income generating £4,200 pax. Lease expires 2031 with tenant break 2026. Option to convert at future date

PRICE

£290,000 (will consider offers on conditional and non-conditional basis)

Tenure

Leasehold (125 years)

Service charge

Circa £3,500pa.

Planning

Planning reference number 2710/24/POD.

References & legal costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Managed by



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