



To Let

£6,000 pax

Second Floor, 47 Fore Street, Ivybridge, PL21 9AE

513 Sq Ft
(47.7 Sq M)

Summary

- Modern office
- Town centre location
- Three separate offices/ meeting rooms
- New lease

Location:

Ivybridge is situated 10 miles east of Plymouth and is situated adjacent to the A38 expressway providing direct access to Plymouth and Cornwall to the west and Exeter and the M5 to the east. The office is located at the centre of Fore Street which is the principal high street in Ivybridge.

Description:

The office is located on the second floor of the building and is arranged to provide 3 rooms with a separate WC.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

| | sq m | sq ft |
|--------------|------|-------|
| Total | 47.7 | 513 |

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (48)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £4,550. Therefore making the approximate Rates Payable £2,270 per annum for 2023/24.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000. Interested parties are advised to confirm the rating liability with South Hams District Council.

Contact our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new effecting full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal costs in relation to this transaction.

VAT:

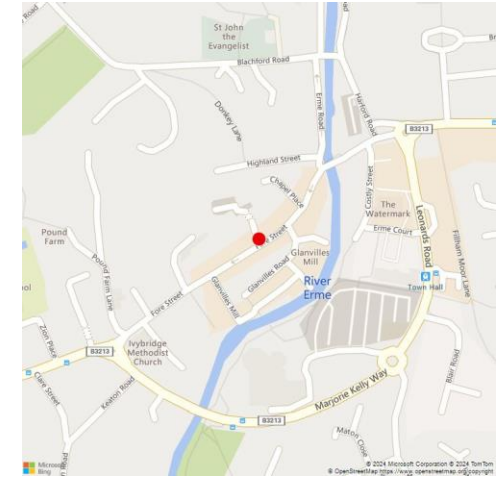
We are advised that the property has been elected for VAT and will therefore be payable on all outgoings.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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