

stratton
creber
commercial

property consultants



For Sale

Palm Cross, Modbury,
Ivybridge, Devon PL21 0QZ

Modern Built Office Suites for B1 use

Unit Sizes from: 120 sq m (1,292 sq ft)

Allocated car parking spaces

Asking Prices From: £130,000

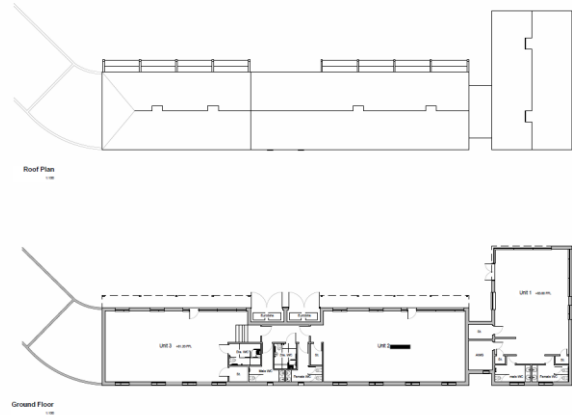
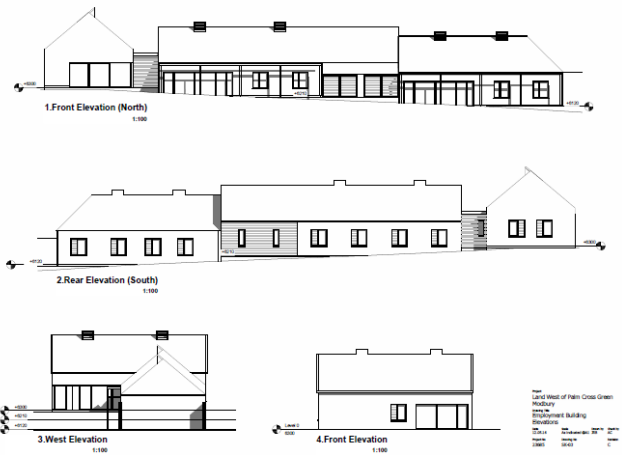
Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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Location & Description

The property is situated within a proposed new residential development of 93 dwellings on the west side of the town at the junction of the A379 and Barracks Road. The employment units are to be situated in the southeast corner of the development in the position of the existing bungalow and bordering the existing town parking area.

Modbury is a picturesque Georgian market town situated in the South Hams district of Devon approximately 12 miles east of the regional city of Plymouth. The principle road access is via the A379 which runs through the town.

The proposed units comprise B1 office units to be newly constructed within a single building structure which will be part two-storey and part one-storey. Unit 1 will be located at the east end within the two-storey element and will comprise self-contained ground and first floor accommodation with ground floor male and female WCs and a disabled WC. Units 2 and 3 comprise stepped units with a communal central entrance and WC amenity. Each unit has a separate external access in the front (north) elevation and Unit 3 has a DDA compliant WC amenity within the unit.

Accommodation

Unit 1:	130 sq m	1,400 sq ft
Including allocated car parking spaces		
Unit 2:	120 sq m	1,292 sq ft – SOLD
Including allocated car parking spaces		
Unit 3:	120 sq m	1,292 sq ft
Including allocated car parking spaces		

Tenure

Our client is prepared to sell their freehold interest for the following:
 Unit 1: £140,000
 Unit 2: £130,000
 Unit 3: £130,000

Rateable Value

The units are not currently listed under the 2017 rating list. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The units have not yet been rated.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 11764



Plymouth Office

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