

Retail and Office Opportunities Available

Flexible lease terms available

Landlord supports new and growing local businesses

100% Rates Relief Available*



GLANVILLES MILL

Unique collection of independent shops,
cafés, offices and businesses under one roof

Ivybridge, Devon, PL21 9PS

www.glanvillesmill.co.uk



Location



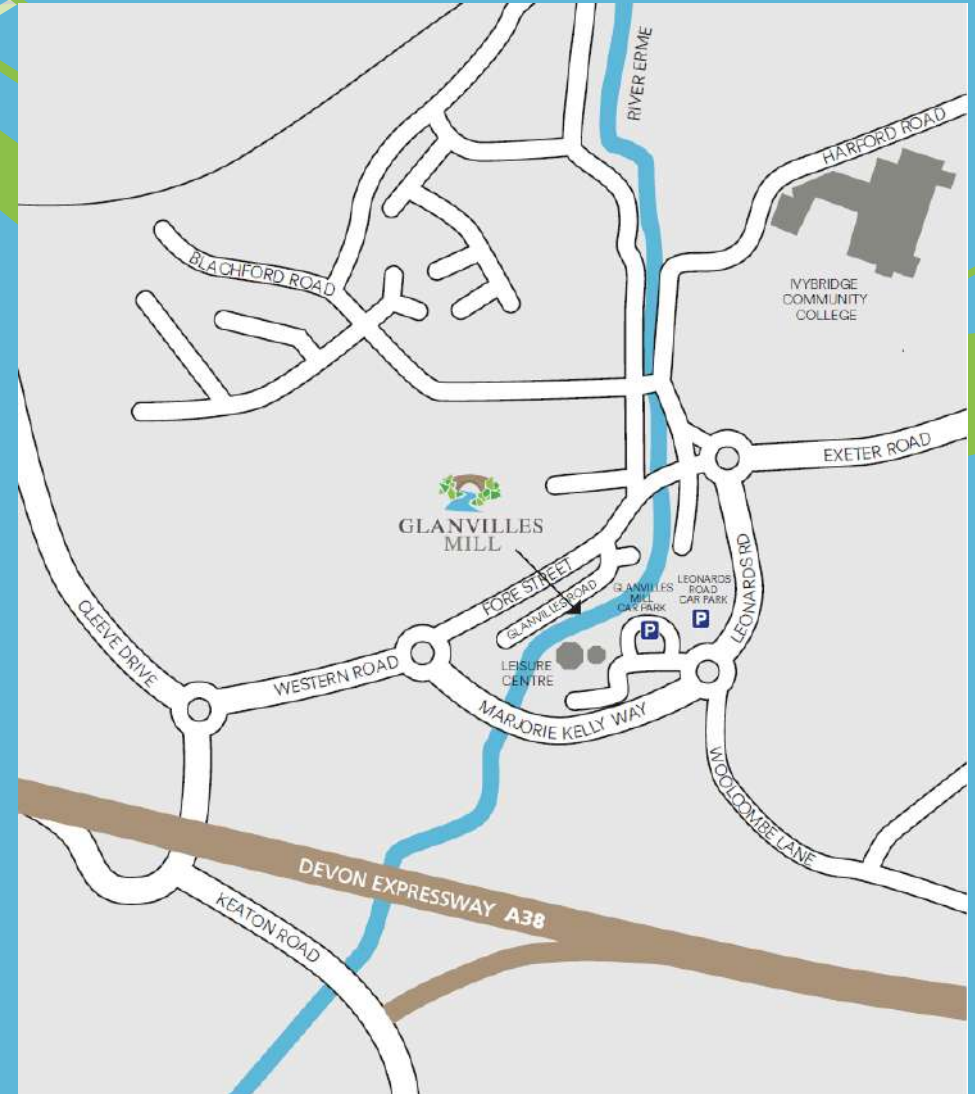
Pretty location in which to shop and relax adjacent to the River Erme.

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

Connections 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.



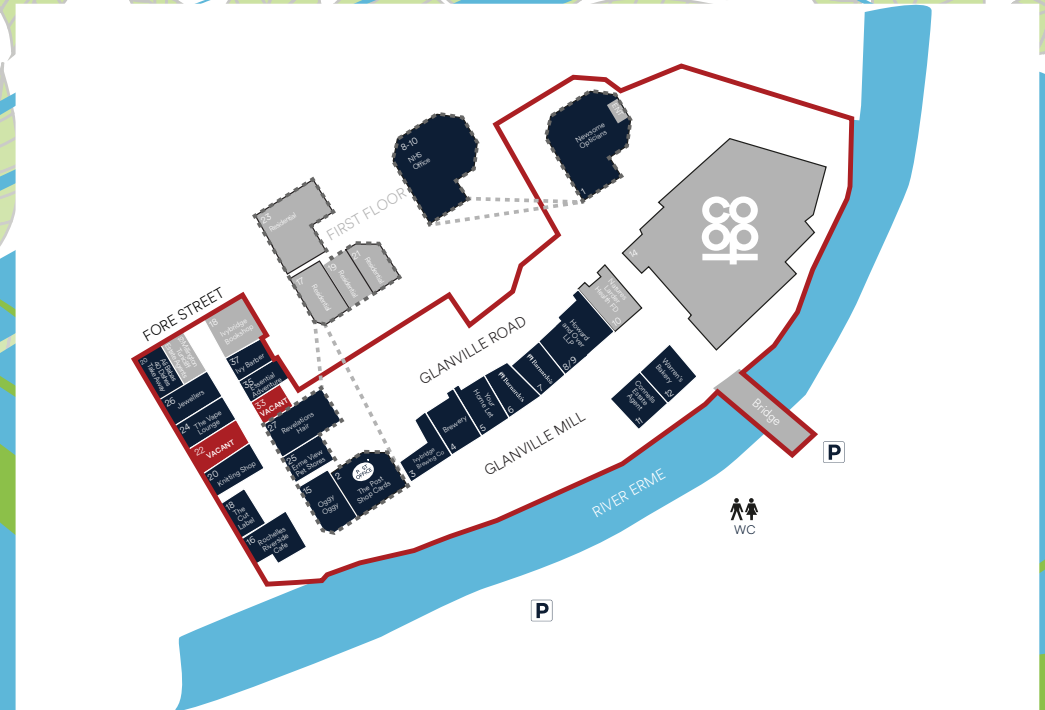
Description



Unique collection of independent shops, cafés, offices & businesses under one roof

FEATURES

- Prominent, well configured retail premises available
- Anchored by the town centre's largest super market
- Strong mix of national and local retailers within the scheme
- 300 space car park adjacent
- New lease available direct from the landlord
- Ability to combine retail premises if required



Total Development

39,863 sq.ft (3,703 sq.m)

32 Current Total Units

Possible Uses (Subject to Planning)

- E General Retail
- Professional & Financial Services
- Offices
- Health Clinics

Occupiers Include:



Retail and Office Units Availability

Retail Units	Sq.ft	Sq.m	Quoting Rent
22 Glanvilles Mill	827	76.8	£9,995 pax
33 Glanvilles Mill	382	35	£4,995 pax

We currently have 2 units available

We support new and growing local and regional businesses and offer flexible lease terms to enable these businesses to make the next step and acquire property without a long term commitment.

Leases are offered to new tenants from as short at 6 months and for a long as the tenants want. We invoice rents monthly if required.

Rents are inclusive of service charge and insurance and subject to VAT. Small business rates relief is available to qualifying tenants meaning that business rates are not payable at the moment.

Rates Relief

Rates Payable: £nil (Rating Year 2023/2024)

The incoming tenant will benefit from 100% rates relief for the tax year 2022/2023.

Interested parties are advised to make their own enquiries with the local authority.



DEC 2023 - FEB 2024 FOOTFALL

Month/Year	Year on Year Trend	Footfall Stats
December 2023	+0.44%	82,874
January 2024	+29.14%	71,098
February 2024	+28.71%	79,559

Contact & further information



www.glanvillesmill.co.uk

EPC

Further information available upon request.

Service charge

A service charge is payable on each unit, details can be confirmed to all interested parties.

Planning

A variety of uses can be accommodated within the shopping centre including, (E) retail, offices, clinics, libraries and gyms.

References & legal costs

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

VIEWING & ENQUIRIES



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MISREPRESENTATION ACT 1967

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SUBJECT TO CONTRACT

We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website.

*Potential occupiers to make own enquiries to clarify accuracy of data.