

# HUDSON & CO

## WORKSHOP / WAREHOUSE

*Currently fitted out as Bodyshop*

## SOUTH HAMS

**139.71 sq m 1,503 sq ft**

**Plus Mezzanine & Parking**



***Unit 3, River Park Units, Ermington, Nr, Ivybridge  
Devon PL21 9NT***

**\*Popular Trading Estate / Good Access to A38 via Ivybridge\***

**\*Well-appointed unit with parking\***

**\*Fitted as a Bodyshop but would suit a multitude of uses / and a good  
investment opportunity\***

**\*Unit includes Spray-booth, Paint Mixing Suite & Mezzanine\***

**\*Pleasant Environment close to attractive South Hams village\***

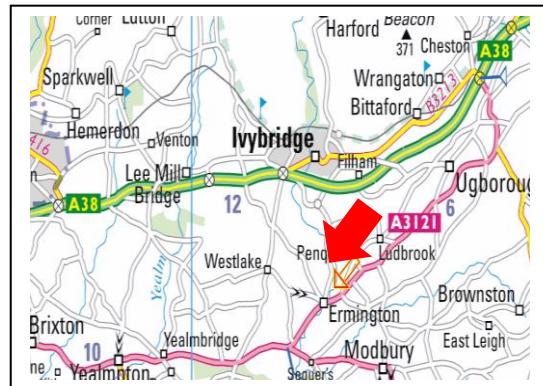
**FOR SALE / TO LET**

**01392 477497**

## Unit 3, River Park Units, Ermington, Nr, Ivybridge, Devon PL21 9NT

**LOCATION:** The Unit is located on the popular River Park Estate which is situated on the edge of the attractive village of Ermington, on a busy route to nearby Ivybridge and the A38, that lie approximately 2 miles to the north. Adjoining occupiers include Bigbury Mint and Ermington MOT Centre.

**DESCRIPTION:** A rare opportunity to acquire a unit in this popular size range. Unit 3 offers approximately **1,370 sq ft** on the ground floor that is currently arranged as a motor workshop / body-shop with a fitted spray-booth, but would equally suit a storage or warehouse use. There are two useful first floor offices, and a mezzanine storage area (585 sq.ft) that incorporates a paint mixing room.



Forming a mid-terraced unit and having a parking area immediately adjacent, Unit 3 is of steel frame construction with full height block-work walls and facing brickwork to the front elevation under a pitched steel profile roof. The two-bay workshop incorporates a single roller-shutter loading door, giving access to a sloping concrete apron. Outside there are 4 dedicated parking spaces.

### ACCOMMODATION:

**Gross Internal Area:** 139.71 sq .m 1,503 sq.ft

Includes:

Ground Floor:	127.33 sq.m	1,370 sq.ft	First Floor:		
Includes			Office 1:	5.72 sq.m	61 sq.ft
Reception Area:	6.96 sq.m	75 sq.ft	Office 2:	6.66 sq.m	72 sq.ft
Kitchenette:	2.10 sq.m	22 sq.ft	Mezzanine:		
Toilet and washing amenities with electric HW heater			Storage:	54.42 sq.m	585 sq.ft

All area are approximate.

**SERVICES:** We are informed that the property is connected to mains drainage, water (metered: supplied from the top unit and split 6 ways), and mains electricity (3-phase).

**RATES:** We are informed by the VOA website that the property is assessed as follows:

**Description: Workshop & Premises / Rateable Value: £9,600 (£10,250 from 01/04/2026)**

The unit may qualify for small business relief from rates to those who qualify. Full details from the local rating authority, South Hams District Council in Totnes, Tel: 01803 861234.

**PLANNING:** The property is currently used as a workshop / body-shop in an area zoned for commercial uses. Prospective occupiers should address any planning enquiries to the local planning authority, South Hams District Council in Totnes, Tel: 01803 861234.

**TERMS:** The unit is available For Sale or To Let on a new lease for a term to be agreed. Full details on application.

**FIXTURES, FITTINGS & EQUIPMENT:** The unit includes fixtures, fittings & equipment associated with a motor body-shop comprising of a spray-booth, paint mixing suite and a useful mezzanine storage area.

**LEGAL COSTS:** Each party to pay their own costs in connection with a sale. The ingoing tenant to pay a contribution towards the Landlord's reasonable legal costs in connection with drafting a lease for a letting.

**VIEWING & FURTHER INFORMATION:** Strictly by prior appointment through the sole agents:

**HUDSON & Co. Tel: 01548 831313 / 01392 477497 / [info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)**

Contact: **DAVID EDWARDS / SUE PENROSE**

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

**01392 477497**