

HUDSON & Co.

*Due to Retirement
Devon Classic Cars Unit*

WORKSHOP / WAREHOUSE / OFFICES SOUTH HAMS

**389.31 sq m 4,189 sq ft
Plus Parking**



***Units 5 & 6, River Park Units, Ermington
Nr, Ivybridge Devon PL21 9NT***

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

****Well-appointed units with parking****

****Suit a multitude of uses / Good investment opportunity****

****Range of equipment available for purchase****

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

FOR SALE £250,000

01392 477497

Unit 5 & 6, River Park Units, Ermington, 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, Devon Classic Cars and Ermington MOT Centre.



DESCRIPTION: A well specified building comprising two units offering approximately **2,779 sq ft** on the ground floor and a first floor / mezzanine of **1,409 sq ft** that is currently arranged as a workshop with storage and offices. Forming an end of terrace unit and having a parking area immediately adjacent, the property is of steel frame construction with full height block-work walls and facing brickwork to the front elevation under a pitched steel profile roof. Each unit bay incorporates a single roller-shutter loading door, giving access to a sloping concrete apron. The upper elevations incorporate windows and outside there are 4 dedicated parking spaces in addition to the loading aprons and external storage areas.

ACCOMMODATION:

Unit 6 is currently inter-connected with the adjoining Unit 5 and could be split as individual units. Unit 5 is arranged as a workshop, whilst Unit 6 is arranged as a small front workshop with ancillary storage and office areas adjoining. A staircase from the reception area gives access to an open plan office area, currently used for storage, and a separate office with fully glazed partition. There are toilets and kitchen / wash facilities at both ground and first floor level, allowing the opportunity for split occupation.

Gross Internal Area:	389.31 sq m	4,189 sq ft
UNIT 5 Gross Internal Area:	127.33 sq m	1,370 sq ft
UNIT 6 Gross Internal Area:	262.08 sq m	2,819 sq ft
Includes:		
Ground Floor	131.04 sq m	1,409 sq ft
Mezzanine	131.04 sq m	1,409 sq ft

All areas are approximate.

SERVICES: We understand that the property is connected to mains electricity (3-Phase) and water. We are informed that drainage is pumped to the mains located in the adjoining public road. Water is sub metered from a supply to Unit 1.

RATES: We are informed by the VOA website that the property is assessed as Units 5 / 6 as follows:

Description: Store & Premises Rateable Value: £13,500

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 property is available For Sale at a price of £250,000 subject to contract. Our client would consider a split of the unit (See separate particulars).

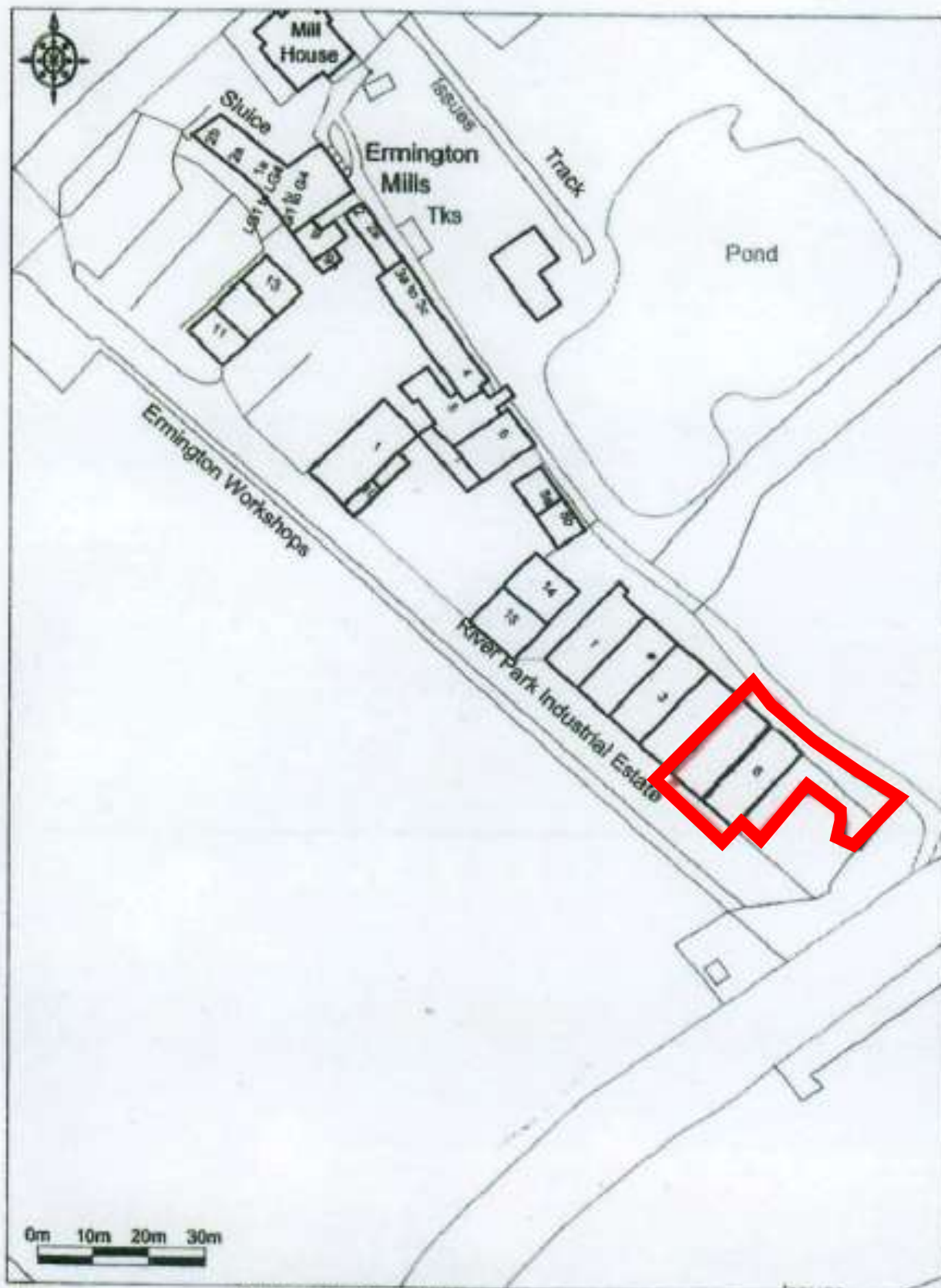
BUSINESS FIXTURES, FITTINGS & EQUIPMENT: The unit is currently fitted out as a motor workshop trading as Devon Classic Cars Ltd. Our client is retiring and would consider selling the business which currently attracts very attractive tax reliefs, together with the associated fixtures, fittings and equipment by way of separate purchase, if required. A full inventory is available on request.

LEGAL COSTS: Each party to pay their own costs in connection with a sale.

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

HUDSON & Co. Tel: 01548 831313 / 01392 477497 Contact: **DAVID EDWARDS / SUE PENROSE**

info@hudsoncom.co.uk



Promap

Ordnance Survey: © Crown Copyright 2011. All rights reserved.
Licence number 100020495. Printed Scale: 1:25000

**NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY**