



Industrial Workshop FOR SALE FREEHOLD £480,000
The Sail Loft, Erme Bridge, Ivybridge, Devon PL21 9DU

Summary

- Easy access from and prominence/visibility to the A38 dual carriageway (M5)
- Detached 6,813ft² / 633m² building on 0.33acre / 0.13ha site with ample parking and yard with potential additional land
- Potential Investment/Development opportunity

Location

Erme Bridge is just off the A38, at the Ivybridge junction and it therefore enjoys extraordinarily good access and some visibility to the dual carriageway. It is around 10 miles to the east of Plymouth city centre and 35 miles west of Exeter. The setting is pleasant but busy, with mature trees and the river Erme adjacent. The town centre is a few minutes' walk away.

Description

The property comprises an attractive former "mill" building (once a community hydro-electricity generator), of stone construction, under a hipped and pitched, slate-tiled roof, on a site of approx 0.33 acres/ 0.13ha. It is loosely divided into 4/5 units, each self-contained, with its own welfare facilities. Currently a sailmaker/shop and three furnishing/upholstery businesses, adjacent occupiers include a motor parts distributor and two motor businesses.

Accommodation

	m ²	ft ²
Ground Floor	380	4,090
First Floor	253	2,723
Total Area	633	6,813

Services & Energy Performance

Mains Water, Electricity and Drainage are supplied to the property. An EPC is considered not applicable due to the property not consuming heat energy.

Planning / Use

The property is currently used for B1 light industrial purposes, which now falls under new Class E. Other uses within Class E should not need planning consent, such as day nursery, offices, retail, food and beverage. The local Planning authority is South Hams District Council.



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Terms of Availability (subject to contract)

The property is for sale Freehold with vacant possession or with some short-term lease-back income of up to £42,500pa. The asking price is £480,000, assuming unconditional purchase. The property is not currently opted for the payment of VAT. A small estate charge is applied for the common parts.

Business Rates

The property is currently split into 5 units for assessment of business rates.

Rateable Value (2023): Approx. £63 per m²

UBR multiplier 2023/24: 51.2p in the £

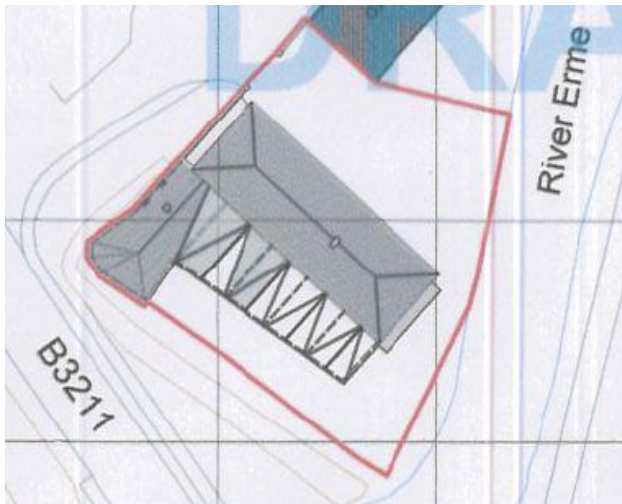
Agent's Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com



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