



**37, FORE STREET, IVYBRIDGE, PL21 9AE**

**TO LET £9,000pa**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Ivybridge is within the Borough of The South Hams, known for its natural beauty and lively tourist trade. The town is undergoing significant expansion of its housing, with a limited town-centre retail offer. The local rural economy is also healthy and the town is increasingly becoming the focus for industry and retail east of Plymouth. The town sits adjacent to the A38 dual carriageway, providing links to Plymouth (12 miles to the west) and Exeter (32 miles east), where the M5 begins.

**DESCRIPTION:**

A mid-terraced retail unit in a high street position within the centre of Ivybridge. Double glazed bay frontage, with internal manual security roller shutter, opening into an open plan retail area, with a rear staff/storage room with fitted kitchen, including white goods. Laminated flooring is fitted throughout, with LED ceiling lighting and broadband connectivity. Externally, to the rear of the property there is a private WC.

**SCHEDULE OF ACCOMMODATION:**

Gross internal area: 355sq.ft / 33sq.m

**LEASE TERMS:**

The property is available to lease, subject to surrender, on new tenant's FR&I lease terms at a rental price of £9,000pa. The property is **NOT** elected for VAT. Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

We refer you to the government website [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £5,400 & from 1st April 2026 £6,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is D (79).

**ANTI-MONEY LAUNDERING:**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

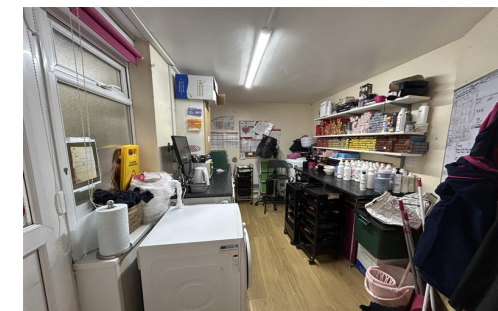
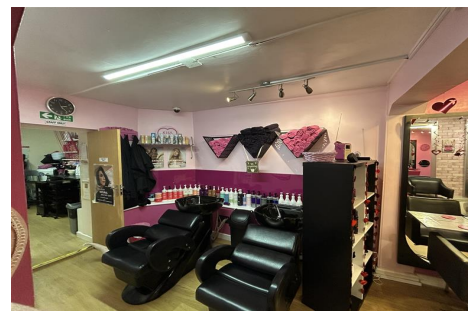
**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact either:-

**Leigh Robinson**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)



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