



Luscombe Maye

Since 1873



## DESCRIPTION

An excellent opportunity to acquire a prominent, double-fronted Grade II Listed retail premises in the heart of Modbury, offering an attractive proposition for an independent retailer, entrepreneur or business owner looking to establish themselves in this popular South Hams market town.

Occupying a highly visible position on Broad Street, 14A Broad Street benefits from an attractive shopfront, large bay display windows and a central entrance, creating an inviting presence with excellent scope to showcase products and attract passing trade.

The accommodation provides a versatile retail space with built-in display shelving and a rear cloakroom, making it well suited to a variety of retail and customer-facing uses, subject to any necessary consents. Whether you are looking to launch your own business, relocate an existing operation or bring a fresh concept to the town, these premises offer an exciting opportunity to make your mark within a characterful historic building.

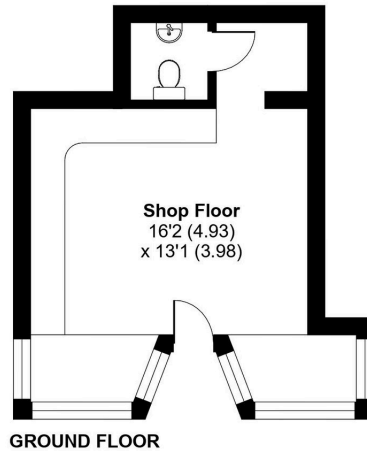
Situated within the heart of Modbury, the property benefits from the charm and appeal of this established South Devon market town, renowned for its independent shops and welcoming community. A public car park is conveniently located approximately 50 yards away, providing easy access for customers and visitors.





## Broad Street, Modbury, Ivybridge, PL21

Approximate Area = 317 sq ft / 29.4 sq m  
For identification only - Not to scale



GROUND FLOOR

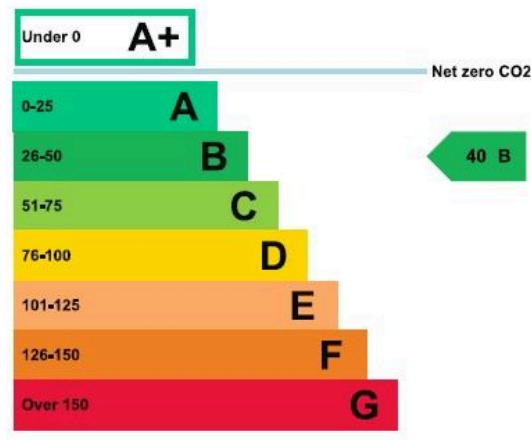
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©inchcom 2020. Produced for Luscombe Maye. RICS: 1288957



- Prominent, double-fronted retail premises
- Large bay windows offering excellent display potential
- Attractive Grade II Listed building
- Public car park approximately 50 yards away
- Highly visible Broad Street position
- Established independent retail business available by separate negotiation
- Versatile retail space with built-in shelving
- Ground rent of only £75 per annum

## Energy rating and score

This property's energy rating is B.



**Modbury:**  
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