

Unit 3 Brixham Marina Village

Ref No: 3305

Berry Head Road, Brixham, Devon, TQ5 9BW



Well Presented Ground Floor Corner Lock Up Unit

Waterside Commercial Unit

Retail Area 35m² (379 sq ft)

Ancillary Storage to Rear with Kitchen and WC

New Lease - Terms to be Agreed

Annual Rental of £10,000

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DESCRIPTION

This ground floor purpose built lock up unit occupies an enviable corner position on the waterside in a small parade of six other commercial units, including retailers, marine sales office and public house/restaurant.

Formerly trading as a cafe the unit would suit a variety of uses.

The accommodation briefly comprises:-

RETAIL AREA

35m² (379 sq ft)

To the rear:-

ANCILLARY STORAGE & WC

TENURE

The property is available by way of new Fully Repairing and Insuring Lease, exact terms to be agreed by negotiation.

RATEABLE VALUE

2017 List: £11,500.

Please note: This is not the Rates Payable. Small Business Rates Relief will be available for eligible occupiers. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

SERVICE CHARGE

A service charge is to be levied to cover various aspects of maintenance, interested parties should enquire with the Agents, Bettesworths as to current service costs.

LEGAL FEES

Incoming tenant may be expected to make reasonable contribution towards the Landlords cost incurred.

EPC RATING D

VIEWING

Viewing is highly recommended and can be arranged strictly by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.lettingbusinesspremises.co.uk



www.bettesworths.co.uk
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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