

37 Fore Street

Ref No: 3497

Brixham, Devon, TQ5 8AA



Brixham Town Centre Ground Floor Shop To Let

Total Retail Area 41.62m² (447.99 sq ft)

New Lease - Terms to be Agreed

100% Rates Relief Available for Eligible Parties

Viewing Highly Recommended

Annual Rental of £13,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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DESCRIPTION

Situated at the heart of Fore Street, Brixham's main pedestrianised high street, the premises is well located to benefit from the footfall generated by the wide variety of national and independent retailers, cafes, restaurants and professional services situated nearby.

Brixham is a vibrant town with a large fishing industry and tourist industry that sees a large increase in population during the summer months.

A ground floor lock up, the shop is well presented and offers flexible accommodation suiting a wide variety of retail or office uses. Please note the Landlord has stipulated that the shop front must remain grey. All alterations to be made with their approval.

The accommodation briefly comprises:-

RETAIL AREA 1

12' 2" x 29' 6" (3.71m x 8.98m)

RETAIL AREA 2

8' 0" x 11' 2" (2.45m x 3.41m)

STORAGE AREA

KITCHENETTE & WC

To the rear.

RATEABLE VALUE

2017 List: £11,000.

Please note this is note Rates Payable. Up to 100% Rates Relief available for eligible parties. Interested parties are to make their own enquiries with the Local Billing Authority, Torbay Council.

EPC RATING C

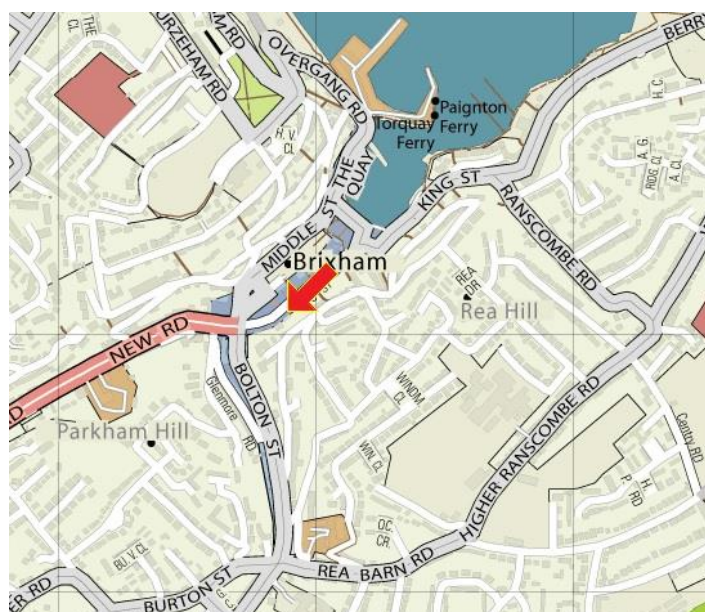
VIEWING

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.leasingbusinesspremises.co.uk



www.bettesworths.co.uk

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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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