

53-55 Fore Street

Ref No: 3087

Brixham, Devon, TQ5 8AG



Truly Prime Brixham Retail Unit

In Heart of Pedestrianised Fore Street Precinct

Amongst Many Established Retail Occupiers

Ground Floor Retail Area Approx: 105m² (1,081 sq ft)

First Floor Retail/Store: 109m² (1,175 sq ft)

£300,000 Freehold

Interested in this property?
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LOCATION

The premises are located on Fore Street, Brixham town centre's busy pedestrianised retail high street, close to Brixham Harbour. Brixham is world renowned for its vibrant fishing trade and associated tourist activity around the colourful and busy Harbour. The thriving town centre is home to a variety of national and independent retailers, Cafes, Restaurants and Pubs.

DESCRIPTION

53-55 Fore Street is a large wide fronted retail unit with potential for first floor trading space and ample ancillary/stores and upper levels. Situated in the very prime centre of Fore Street, the unit is visible due to its extended frontage and is only now available for the first time in over 50 years, due to retirement. Known for many years as Terry Dart, electrical retailers, this shop will suit many uses (subject to usual planning consents where needed).

ACCOMMODATION

The accommodation comprises the following approximate dimensions and areas:-

GROSS FRONTAGE	32' 10" (10m)
MAX RETAIL DEPTH	37' 9" (11.5m)
GROUND FLOOR RETAIL AREA	100.5m ² (1,175 sq ft)

Retail staircase from the shop leads to:-

FIRST FLOOR RETAIL/STORAGE	109m ² (1,173 sq ft)
SECOND FLOOR	69m ² (742 sq ft)

TENURE

Freehold.

BUSINESS RATES

We are informed by the Local Billing Authority, Torbay Council, that the following Rateable Value applies:

2017 List: £27,250

Note: This is not Rates Payable. For information on Rates Payable interested parties are advised to contact Torbay Council or the Agent for further advice.

LEGAL COSTS

Each party will bear their own legal costs incurred in any transaction.

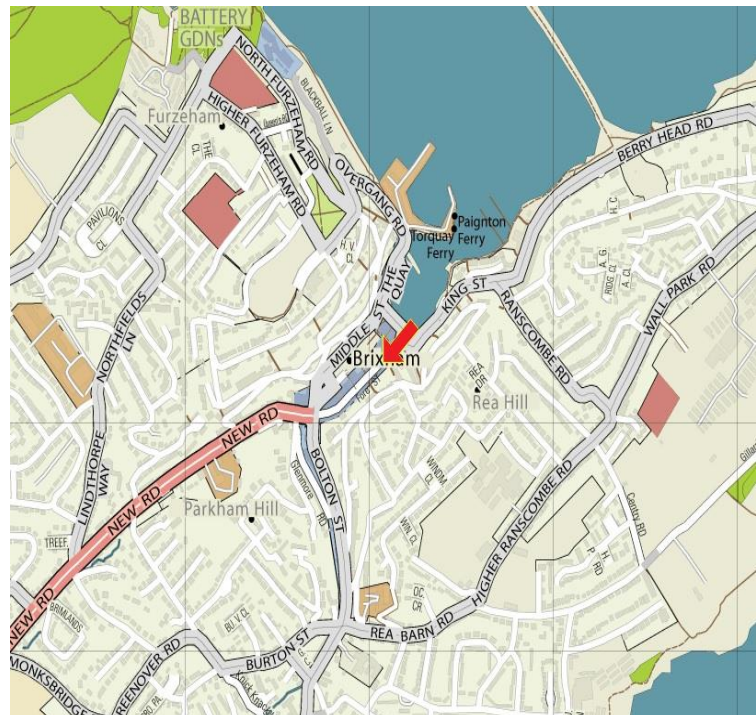
EPC AWAITED

VIEWING

Viewing is strictly by prior appointment with the Sole 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



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