

# Unit 1 Metherell Avenue

Ref No: 4607

Brixham, Devon, TQ5 9QB



## Freehold Commercial Investment Opportunity in Brixham

Rare Opportunity to Acquire an Industrial Unit in Brixham

Gross Internal Area Circa. 232m<sup>2</sup> (2,500sq ft)

Let on a 6 Year Lease from July 2018

Passing Rent of £10,000 Per Annum

£175,000 Freehold

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# Unit 1 Metherell Avenue

Brixham, Devon, TQ5 9QB

## DESCRIPTION

Situated in a central location on the edge of the Metherell Industrial Estate, close to Brixham Hospital. The unit is part of a block of 4 industrial units in a gated compound. Internally the property provides spacious accommodation with Ground Floor Gross Internal Area Approx. 2,500 sq ft, with access from outside there is a separate Storeroom of 355 sq ft.

Externally the unit is to be allocated two parking spaces in the gated compound. The exact position of these is to be confirmed on sale.

The unit is let on a 6 Year Lease from July 2018 to PPT Arts and Events (T/a Spark Studios) at £10,000p.a. The current tenant uses the space as a Dance School and has fitted the unit out for this purpose.

The accommodation briefly comprises:-

### RECEPTION AREA

4' 11" x 8' 0" (1.50m x 2.44m) Open to:-

### SPACIOUS RECEPTION FOYER MAIN HALL

49' 3" x 30' 2" (15m x 9.2m)

Offering spacious open plan accommodation.

### SECOND HALL/OFFICE

19' 4" x 10' 2" (5.9m x 3.1m)

### KITCHEN/STAFF ROOM

5' 11" x 7' 10" (1.8m x 2.4m)

With range of modern kitchen fittings.

### INTERNAL OFFICE/STORE

15' 6" x 94' 2" (4.73m x 28.7m) (max)

15' 6" x 6' 2" (4.73m x 1.87m) (min)

### EXTERIOR

Pathway leads around the side of the property to the lower floor.

### BASEMENT STORE ROOM

28' 3" x 12' 10" (8.6m x 3.9m)

### EPC RATING E

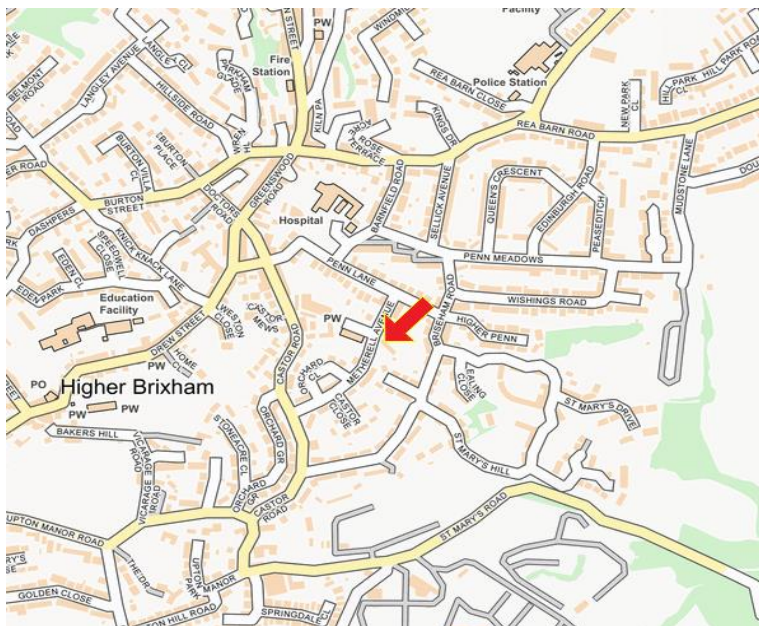
### BUSINESS RATES

2023 List: £7,900

**Please note this is not Rates Payable.**

### VIEWING

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



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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