

# The Sail Loft

Ref No: 3566

Pump Street, Brixham, Devon, TQ5 8ED



## Versatile Brixham Town Centre Freehold

Currently Used as Offices and Stores for a Charity

Net Internal Area Approx: 166m<sup>2</sup> (1,786 sq ft)

Mainly Adaptable Open Space Over Three Floors

Of Interest to Investors and Owner Occupiers

£175,000 Freehold

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## LOCATION

The property is located on Pump Street in central Brixham. Pump Street is a convenient location for many uses, being yards from both prime high street amenities and the thriving Brixham harbourside with its attractions, marina, pubs and eateries. The main Brixham town centre car park is also just yards away.

## DESCRIPTION

The Sail Loft is a characterful three storey property in the older part of Brixham town centre. The building is traditionally constructed with stone elevations under a pitched roof. Currently home to Trinity Sailing Foundation, the property has been used for many years as an administration office with stores.

The accommodation is arranged over ground, first and second (loft) floors, is mainly open plan and would be adaptable to many different uses.

The accommodation briefly comprises:-

### GROUND FLOOR

#### STORES/OFFICE

45m<sup>2</sup> (484 sq ft).

#### ROOM 1

17' 9" x 20' 8" (5.4m x 6.3m)  
With storage cupboard.

#### ROOM 2

12' 6" x 9' 10" (3.8m x 3.0m)

#### FIRST FLOOR OFFICE

81m<sup>2</sup> (872 sq ft).

#### OPEN PLAN OFFICE

30' 10" x 23' 0" (9.4m x 7.0m)

#### DIRECTORS OFFICE

9' 6" x 8' 10" (2.9m x 2.7m)

#### KITCHENETTE

Attractive alcove kitchenette.

#### WC

With shower facilities.

#### FIRST FLOOR LOFT

75m<sup>2</sup> (816 sq ft).

## TENURE

The property is available for sale, freehold with full Vacant Possession.

## LEGAL COSTS

Each party are to bear their own legal costs incurred in the sale.

## BUSINESS RATES

2017 List: £7,500.

**Please note: This is not Rates Payable.** Qualifying small business will be eligible 100% Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## EPC RATING D

## VIEWING

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



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)

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TQ1 1BB



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