

9 New Road

Ref No: 3845

Brixham, Devon, TQ5 8LZ



Mixed Use Investment Property with Potential

Comprising a Retail Unit (Currently Vacant), 2 Residential Flats, Large Yard & Parking Area

Gross Income (When Fully Let) £19,860 Per Annum

Potential for Reletting or Conversion of the Shop

Possible Development of the Parking Area (STP)

£225,000 Freehold

Interested in this property?
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LOCATION

The property is located on New Road, the main arterial route of the town of Brixham. Brixham is a thriving community with its heart being in the commercial fishing industry, whilst also being a very popular tourist destination.

New Road is the principle route serving the town and connecting with the A380 Torbay ring road. 9 New Road sits close to the town centre in the proximity of Bolton Cross, an important traffic junction linking New Road, Bolton Street, Fore Street and Middle Street - the heart of Brixham.

DESCRIPTION

The property comprises a mid terrace, mixed use investment, made up of a ground floor retail unit and two residential flats. The retail unit is being sold with Vacant Possession and has potential for owner occupiers, investors or has the possibility for conversion to residential, subject to necessary consent.

The two residential units are let on Assured Shorthold Tenancies - further details below. To the rear of the property is a large enclosed walled garden/yard, which leads up to a parking area on Lower Manor Road. Similar parking areas adjacent have been developed and it is believed that there is potential here for development - subject to necessary consents.

The accommodation briefly comprises:-

9 NEW ROAD - RETAIL UNIT

RETAIL AREA Approx: 53m² (570 sq ft)

ANCILLARY AREAS Approx: 19.3m² (207 sq ft)

WC & REAR

Leading to:-

KITCHEN Approx: 9m² (96 sq ft)

The shop has a roadside parking space. To the rear of the shop are two small timber stores of 8.8m² and 1.6m².

The shop was previously let to Well Pharmacy at £7,500 per annum.

An external staircase leads to:-

FLAT 1

A one bedroom flat with:-

KITCHEN, LOUNGE/DINER, DOUBLE BEDROOM, SHOWER ROOM

Currently let on an Assured Shorthold Tenancy at £475 PCM.

FLAT 2

Comprising:-

LOUNGE, GALLEY KITCHEN, SHOWER ROOM stairs to:-
TWO DOUBLE BEDROOMS

Currently let on an Assured Shorthold Tenancy at £475 PCM.

Both flats are serviced by separate card electricity meters. There is no gas to the property. The property has a single water supply.

To the rear of the property is a **LARGE GARDEN/YARD** with steps leading up to **2 REAR CAR PARKING SPACES** fronting onto Lower Manor Road.

The spaces are currently each let at £40 PCM (£960 Per Annum). Below the parking spaces are **2 STORES** (uninspected).

CONVERSION POTENTIAL

As well as having the potential to be relet on commercial terms, it is considered that the shop may have potential to be converted to create further residential accommodation - subject to necessary consent.

The Lower Manor Road parking spaces sit between two adjacent properties, where the equivalent space has been developed to form residential units. It is possible, subject to necessary consent, that the parking could be developed to residential use.

TENURE

The property is being sold Freehold, subject to Tenancies on the residential flats, with Vacant Possession of the shop and with a licence to occupy the parking spaces.

RATEABLE VALUE

2017 List: £6,600. **Please note: This is not Rates Payable.** Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

LEGAL COSTS

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

COUNCIL TAX BANDS

Flat 1 - A. Flat 2 - A.

EPC RATINGS

9 New Road (Retail Unit) - C. Flat 1 - D. Flat 2 - E.

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