



28-32 Fore Street

Brixham, Devon, TQ5 8AB





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Prime Brixham High Street Investment/Development
Retail Unit Let to Card Factory at a Rent of £17,000 Per Annum
Cash Machine Let to Natwest Bank at a Rent of £3,000 Per Annum
Planning Permission Granted for Conversion of First Floor to 1 x One Bedroom Flat & 1 x Two Bedroom Flat
A Superb Opportunity to Buy a Secure Income Investment with Value Add Potential

LOCATION

The property is located right at the heart of Fore Street, Brixham. This is the town centre's busy pedestrianised retail high street. Brixham is known 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

28-32 Fore Street is a large wide fronted former bank, now arranged as a retail unit and ground floor ATM. The property has corner prominence and a return onto Union Lane. Union Lane is the main pedestrian cut through from Brixham town centre car park onto Fore Street. This means that the property enjoys very highest of footfall in the town.

The retail unit is let to Card Factory and the ATM is let to Natwest Bank. The current income combined £20,000 per annum.

At first floor level (currently vacant) planning consent has been granted for creation of 1 x one bedroom flat and 1 x two bedroom flat.

The property also owns the freehold of two further residential units, sold off on long leases. The combined ground rents of which are £225 per annum.

Ref No: 4142

£450,000 Freehold

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The premises briefly comprises:-

GROUND FLOOR RETAIL AREA

117m² (1,260 sq ft)

ATM

Side access to:-

FIRST FLOOR INTERNAL AREA

166m² (1,786 sq ft)

OUTSIDE

To the rear is a courtyard, accessed off Union Lane.

TENURE

The property is to be sold freehold, subject to the commercial leases and the residential long leases.

The ground floor retail unit is let to Sportswift Ltd (t/a Card Factory) on a 5 year Effective Full Repairing and Insuring lease from October 2018. The passing rent is £17,000 per annum.

The ATM is let on a lease from March 2017 to Natwest Bank at a rent of £3,000 per annum.

LONG LEASES

The property also owns the freehold of two further residential units, sold off on long leases. The combined ground rents of which are £225 per annum.

PLANNING CONSENT

Planning consent has been granted reference P/2017/1210 for change of use of the first floor to two flats. Approved plan overleaf.

LEGAL COSTS

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

EPC RATING - TBC

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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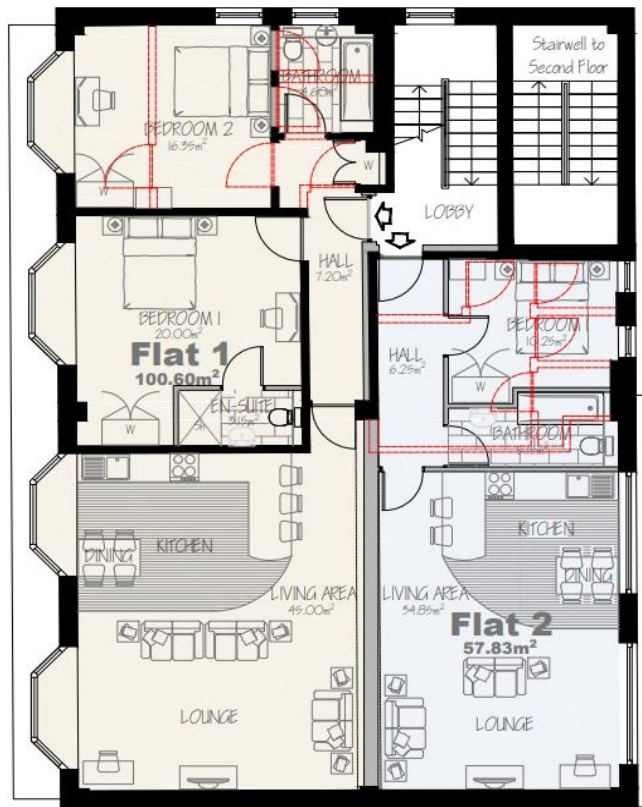
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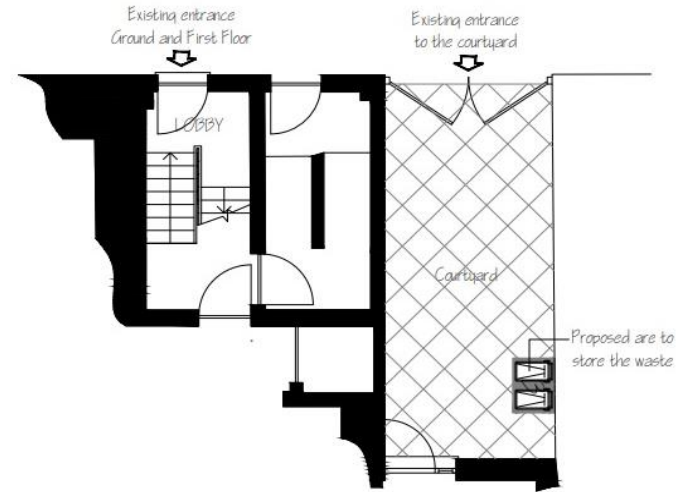


28-32 Fore Street

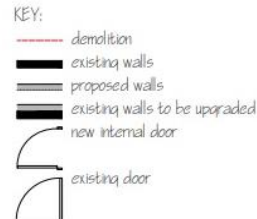
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PROPOSED FIRST FLOOR PLAN



LOWER GROUND FLOOR WITH PROPOSED WASTE AREA



SCHEDULE OF ACCOMMODATION

FLAT NO.	TYPE	G.I.A. (m ²)
1	2B5P	100.60
2	1B2P	57.83

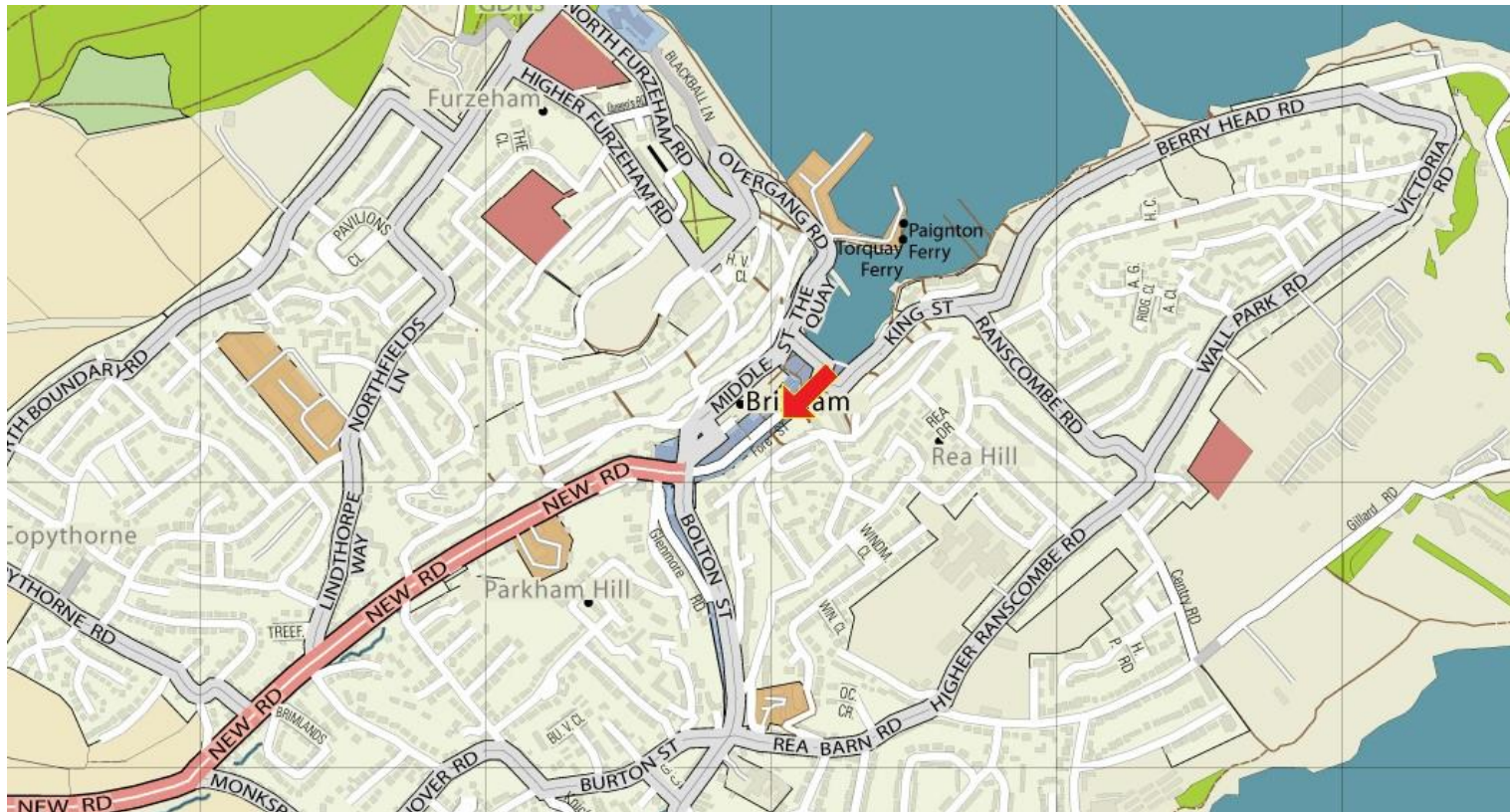
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