

29 Fore Street

Ref No: 4592

Brixham, Devon, TQ5 8AA



Freehold Investment on Brixham High Street

Retail Unit & 2 Bedroom Apartment Above

Vacant Commercial Premises Suitable for Owner Occupiers or Investors

Residential Apartment Let at £498 PCM

Located in a Busy High Street with a Variety of Occupiers

£195,000 Freehold

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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Brixham, Devon, TQ5 8AA

LOCATION

The premises are located on Fore Street, Brixham's main high street, and within walking distance from Brixham Harbour. The unit is directly opposite the Tesco Express supermarket which generates a strong footfall past the unit. Brixham Harbour and port is well known for its vibrant fishing trade and associated tourist activity around the colourful and busy harbour. The town is home to a variety of independent & national retailers, cafes, restaurants, and pubs.

DESCRIPTION

29 Fore Street is a freehold opportunity in Brixham high street, comprising a retail unit on the ground floor and self-contained 2-bedroom apartment over first and second floors. The apartment is let to long standing tenants, at a rent of £498 pcm. The property is being sold with vacant possession of the retail unit and subject to the occupational lease of the residential.

The accommodation briefly comprises:-

RETAIL UNIT

RETAIL AREA

10' 10" x 26' 10" (3.29m x 8.19m)

CATERING KITCHEN

12' 11" x 9' 2" (3.93m x 2.8m)

WC

External WC.

RESIDENTIAL ACCOMODATION

Access from the rear of the property with a hallway and stairs leading to first floor landing.

LOUNGE

15' 0" x 13' 9" (4.58m x 4.20m)

KITCHEN

12' 10" x 12' 9" (3.91m x 3.89m)
Stairs leading to second floor:-

BEDROOM

14' 6" x 13' 0" (4.42m x 3.97m)

BEDROOM

12' 10" x 10' 6" (3.92m x 3.21m)

BATHROOM

5' 11" x 5' 11" (1.81m x 1.81m)

Let at £498 per calendar month.

TENURE

The property is available Freehold, with vacant possession of the commercial unit and subject to the occupation lease of the residential.

RATEABLE VALUE

The rateable value for the retail units is as follows

2023 List: £5,800.

Please note. This is not Rates Payable. Interested parties are advised to contact the Local Billing Authority as to Rates Payable.

COUNCIL TAX BAND B

EPC RATINGS

Retail Unit - D.
Residential - Awaited.

VIEWING

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

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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