

7 Bolton Street

Ref No: 4865

Brixham, Devon, TQ5 9BZ



Freehold Lock Up Shop Investment in Central Brixham

Recently Let on a 6 Year Lease from 2024

Passing Rent £7,000 Per Annum

Freehold Investment (Upper Residential Unit Already Sold on Long Lease)

Long Established Use as a Florist (Business Unaffected)

£90,000 Freehold

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LOCATION

The property is located on Bolton Street in central Brixham, very close to Bolton crossroads at the heart of the town, where Fore Street (Brixham's principle prime high street) and New Road (Brixham's main traffic artery) meet. This is an excellent location with a vibrant mix of independent retailers, professional service providers, pubs, cafes and some residential.

DESCRIPTION

7 Bolton Street comprises the subject ground floor lock up shop and a flat over. For sale is the freehold of the entire building.

The upper residential unit has already been sold on a long lease. Details of this lease are available upon request.

The ground floor retail unit being sold has traded for many years as a flower shop and continues to do so under the new lease. Lease details below.

The accommodation briefly comprises:-

INTERNAL AREA

56m² (603 sq ft)

TENURE

The property is to be sold freehold.

The freehold includes the upper parts, which have already been sold on a long leasehold basis.

The shop itself has been let on a 6-year Full Repairing and Insuring lease from the 16th February 2024.

The tenant pays 50% of the buildings insurance premium.

The tenant has obligation to keep the inside of the property in clean and tidy and good repair and condition. This includes the shop front.

The tenant is responsible for 50% of the costs of the Landlord's upkeep of the remainder of the building.

The lease allows for an Upward Only Market Rent Review at the third anniversary.

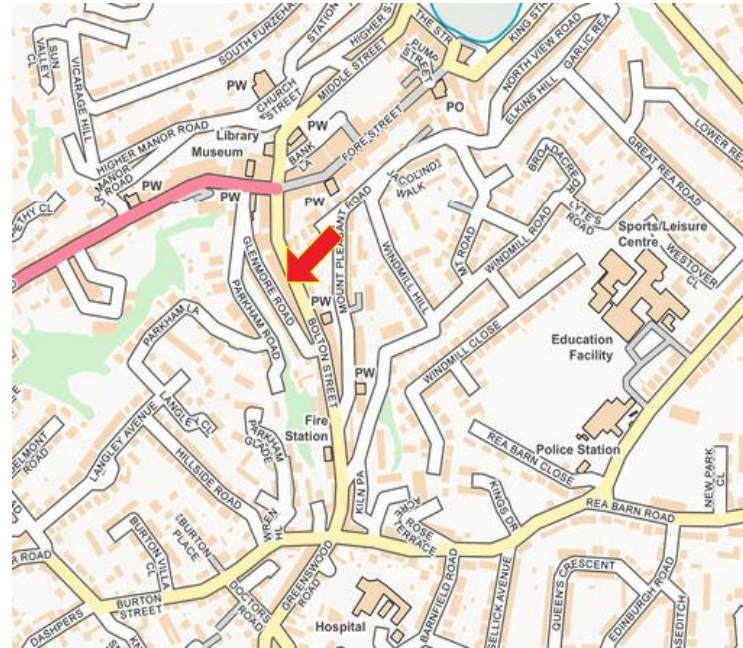
The lease is contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act, 1954.

EPC RATING C

VIEWING

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

Interested parties are asked to be mindful and conscientious of the tenant's ongoing business, which is unaffected by this sale.



www.bettesworths.co.uk
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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