

66 Fore Street

Ref No: 5146

Brixham, Devon, TQ5 8EF



Substantial Prime Town Centre Freehold

Imposing Mixed-Use Building Comprising:

Ground Floor Shop & Extensive Four-Bedroom Residential Unit

Being Sold with Full Vacant Possession. Available for the First Time in Many Years

An Opportunity for Occupiers, Investors and Speculators

Offers in the Region of £245,000 Freehold

Interested in this property?
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LOCATION

The property is located at the lower end Fore Street in central Brixham, South Devon. Fore Street is Brixham's main retail area and is location for a wide variety of national and independent retailers, caterers and business service providers.

Brixham is a vibrant fishing port known for its picturesque harbour and its busy tourist trade. Opportunities to buy substantial freehold premises in Brixham town centre are relatively rare.

Brixham, along with the towns of Torquay and Paignton make up Torbay (The English Riviera). The Bay is known for its sandy beaches and family friendly activities. Dartmouth and Totnes in the neighbouring South Hams District are a short distance away as is beautiful Dartmoor National Park.

DESCRIPTION

The property comprises a ground floor lock-up retail unit that until recently has been occupied by the same tenant for many years.

At first, second and third floor level is a large three-bedroom maisonette which has recently become vacant. The property is for sale with Vacant Possession throughout.

The accommodation briefly comprises:-

GROUND FLOOR RETAIL AREA

28' 11" x 15' 6" (8.82m Partitioned at 4.2m x 4.72m)

REAR AREA

Narrows to:

10' 3" x 14' 1" (3.12m x 4.3m)

KITCHEN

14' 11" x 7' 3" (4.55m x 2.2m)

WC

INTERNAL STAIRS

Lead to:-

FIRST FLOOR

RESIDENTIAL KITCHEN

8' 0" x 11' 3" (2.44m x 3.43m)

LIVING ROOM

13' 1" x 9' 9" (3.99m x 2.97m)

LIVING ROOM

13' 11" x 15' 6" (4.24m x 4.72m)

SECOND FLOOR

BEDROOM ONE

14' 1" x 8' 1" (4.28m x 2.47m)

BEDROOM TWO

14' 1" x 6' 8" (4.29m x 2.02m)

BEDROOM THREE

8' 5" x 10' 2" (2.57m x 3.09m)

BATHROOM

THIRD FLOOR

BEDROOM FOUR

15' 0" x 16' 1" (4.57m x 4.9m)

TENURE

The property is being sold under one freehold title with Vacant Possession.

RATEABLE VALUE

2023 List: £8,100.

Please note that this is not Rates Payable for the retail unit and qualifying small businesses will be eligible for 100% small business rates relief. Further information available from the agents.

COUNCIL TAX BAND

Residential Band B.

EPC RATING C

LEGAL COSTS

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

VIEWING

Viewing is strictly by appointment with the sole agents, Bettsworths. Tel. 01803 212021.

www.bettsworths.co.uk

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