

2nd Floor Office Premises, Christian Community

Ref No: 5251

Fore Street, Brixham, Devon, TQ5 8DS



Spacious Office Premises in Brixham Town Centre

Affordable Office in the Centre of Brixham

Net Internal Area Approx. 78m² (840 sq ft)

Arranged as Office, Meeting Room/ Private Office and Store

Viewing Highly Recommended

Annual Rental of £5,400

Interested in this property?

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LOCATION

The property is located in part of the building that houses the Brixham Methodist Centre, in the heart of Fore Street, Brixham. As well as the Methodist Centre the property comprises a lock up retail unit at ground floor level, a hair salon at first floor level and the subject offices at second floor level.

Being situated between Brixham's main car park and Fore Street, with access from the connecting lane between the two, this is a very convenient location and suitable for any number of uses that require cost effective office space.

DESCRIPTION

The premises is accessed via a communal front door to the side of Brixham Christian Community Centre. This access leads to a vestibule connecting to the retail unit and upper floors.

The office is arranged into three rooms. One being a large open plan office, a second smaller private office or meeting room and a third storeroom or additional office if necessary. The office benefits from windows to one side and is a nice, light and pleasant working environment. The office has its own kitchenette and shares WC facilities with the commercial occupier on the first floor.

The accommodation briefly comprises:-

HALLWAY

With doors leading to:-

STOREROOM

11' 10" x 7' 9" (3.60m x 2.37m)

OFFICE/MEETING ROOM

12' 6" x 11' 10" (3.80m x 3.61m)

OFFICE

25' 1" x 24' 1" (7.64m x 7.35m) (max)

KITCHENETTE

7' 9" x 5' 10" (2.37m x 1.78m)

WC

TENURE

The office is available by way of a new Internal Repairing and Insuring lease, with a service charge payable for external upkeep. Exact lease terms are to be agreed on negotiation.

RENT

£6,000 per annum, exclusive.

BUSINESS RATES

2023 List: £4,000

Please note this is not the Rates Payable amount.

Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to contact the agents for further information on Business Rates.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING D

VIEWING

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

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasebusinesspremise.co.uk

Interested in this property?

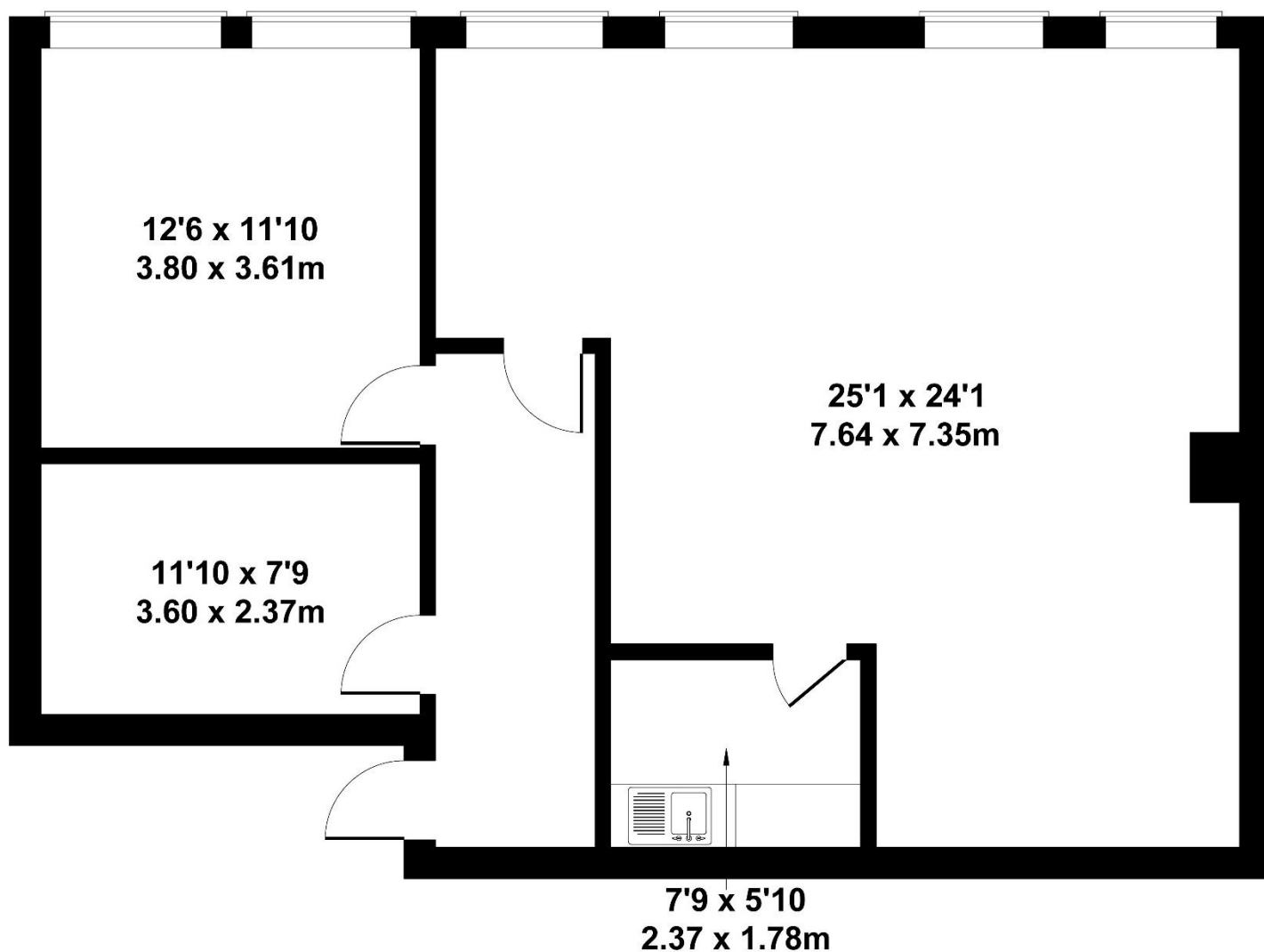
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**Approximate Gross Internal Area
883 sq ft - 82 sq m**



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

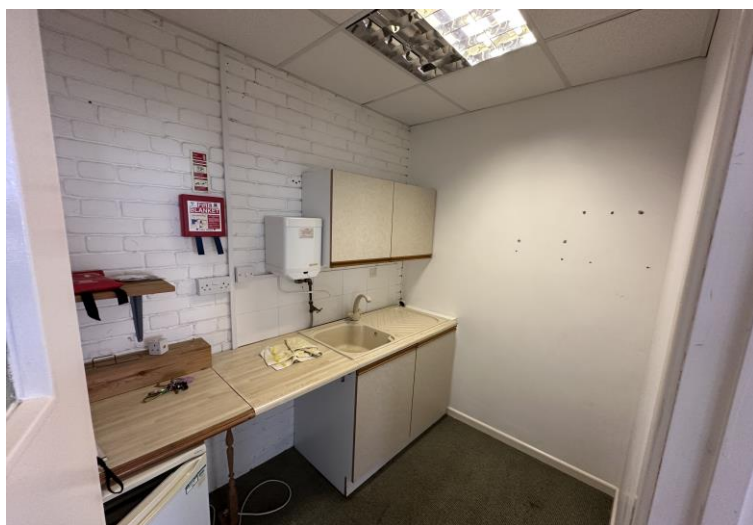
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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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