

# Second Floor Office Premises

Ref No: 2541

Christian Community Centre, Fore Street, Brixham, Devon, TQ5 8DS



## Spacious Value for Money Office Space in Central Brixham

Net Internal Area Approx: 81m<sup>2</sup> (870 sq ft)

Convenient Location Close to Brixham

Central Car Park and Shopping High Street

New Lease - Terms to be Agreed

Annual Rental of £4,000

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# Second Floor Office Premises

Christian Community Centre, Fore Street, Brixham, TQ5 8DS

## 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 Brixhams 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 light, airy and open 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 stair way into Max Moda Hairdressers and the second floor offices. Access to the subject offices is via a keypad control door and the accommodation is briefly as follows.

The accommodation briefly comprises:-

### ENTRANCE HALL

Leading to:-

### MAIN OPEN OFFICE

24' 11" x 24' 11" (7.6m x 7.6m)

This includes:

### PARTITIONED KITCHENETTE

7' 7" x 5' 5" (2.3m x 1.66m)

### OFFICE

13' 7" x 11' 10" (4.15m x 3.6m)

### STORE

7' 3" x 11' 10" (2.2m x 3.6m)

### WC FACILITIES

Are shared with Max Moda Hairdressers and the retail unit.

Further details on shared costs are available from the Agent.

### LEASE

A new Internal Repairing and Insuring Lease for a terms of years to be agreed by negotiation.

## RATEABLE VALUE

We are informed by the Valuation Office Agency websites that the subject premises has the following Rateable Value.

2017 List: £4,300

**Please note this is not Rates Payable.** Qualifying small businesses will receive 100% Rates Relief and will currently pay no Business Rates on this property. Further information on small business rate relief is available from the Agents.

## LEGAL FEES

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

## VIEWING

Viewing can be arranged strictly by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

## EPC RATING 'F'

### 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettsworths 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 Bettsworths 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.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

