

53-55 Fore Street

Ref No: 3087

Brixham, Devon, TQ5 8AG



Mixed Investment Comprising Double Fronted Retail Unit and Two Flats

Scope for Further Development (Subject to Permissions)

In the Heart of the Pedestrianised Fore Street Precinct

Ground Floor Retail Area Approx: 105m² (1,081 sq ft)

First Floor Retail/Store: 109m² (1,175 sq ft)

Offers in Excess of £450,000 Freehold

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LOCATION

The premises are located on Fore Street, Brixham town centre's busy pedestrianised retail high street, close to Brixham Harbour. Brixham is world renowned for its vibrant fishing trade and associated tourist activity around the colourful and busy Harbour. The thriving town centre is home to a variety of national and independent retailers, Cafes, Restaurants and Pubs.

DESCRIPTION

53-55 Fore Street is a large wide fronted retail unit with potential for first floor trading space and ample ancillary/stores and upper levels. Situated in the very prime centre of Fore Street, the unit is visible due to its extended frontage and is only now available for the first time in over 50 years, due to retirement. Known for many years as Terry Dart, electrical retailers, this shop will suit many uses (subject to usual planning consents where needed). The residential flats are accessed via Mount Pleasant Road. The two 1 bed flats are in need of some redecoration but have been easily and reliably let in recent years (vacant possession available).

ACCOMMODATION

The accommodation comprises the following approximate dimensions and areas:-

GROSS FRONTAGE	32' 10" (10m)
MAX RETAIL DEPTH	37' 9" (11.5m)
GROUND FLOOR RETAIL AREA	100.5m ² (1,175 sq ft)

Retail staircase from the shop leads to:-

FIRST FLOOR RETAIL/STORAGE	109m ² (1,173 sq ft)
SECOND FLOOR	69m ² (742 sq ft)

RESIDENTIAL ACCOMMODATION

55A

One bed flat – vacant – previously let at £433 pcm.

55B

One bed flat – let on standard AST – current rent of £433 pcm.

TENURE - Freehold.

BUSINESS RATES

2017 List: £27,250

Note: This is not Rates Payable. For information on Rates Payable interested parties are advised to contact Torbay Council or the Agent for further advice.

COUNCIL TAX

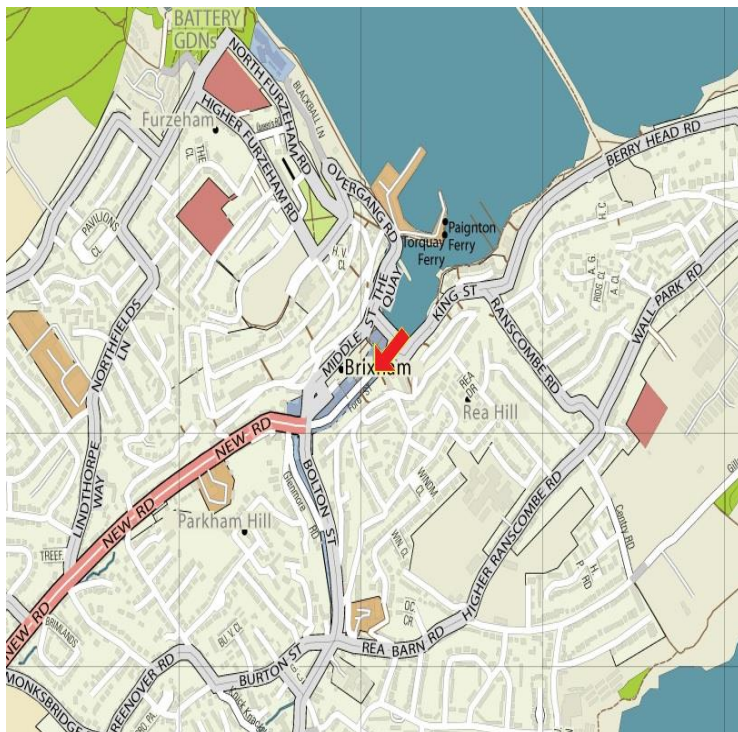
Flat 55a – Council Tax A

Flat 55b – Council Tax A

EPC AWAITED

VIEWING

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



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