

33 Fore Street

Ref No: 3332

Brixham, Devon, TQ5 8AA



Excellent Sized Ground Floor Retail Space

Retail Area Approx: 121.79m² (1,311 sq ft)

Situated in a Prime Location within Town Centre

First & Second Floor Accommodation used for Storage, Small Mezzanine Store/Passageway

Suitable for Alternative Uses Subject to Obtaining the Necessary Consents

Annual Rental of £27,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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LOCATION

Brixham forms part of Torbay which along with Torquay and Paignton is popularly known as the "The English Riviera". Brixham is a popular holiday resort and also an important fishing port with a colourful and busy harbour. Brixham has established itself as a popular and increasingly prestigious resort town.

The premises are centrally located within Fore Street in the pedestrianised town centre. The property is a short walk from the thriving harbour and is located very close to the town's main car park. The town centre is home to a range of national and independent retailers. In particular, the surrounding occupiers include Tesco, Costa Coffee, Specsavers, Saltrock and Boots Pharmacy.

DESCRIPTION

33 Fore Street comprises a large retail shop premises with a good frontage and substantial accommodation on the upper floors. It is suitable for a variety of uses subject to any necessary consents.

ACCOMMODATION

With approximate measurements in accordance with the RICS Code of Measuring Practice. The property has a good display area to the front with two windows and a central access doorway.

RETAIL AREA

121.79m² (1,311 sq ft).

REAR MEZZANINE (Walk-through Store).

25.45m² (274 sq ft).

FIRST FLOOR STORAGE

150.40m² (1,619 sq ft).

SECOND FLOOR STORAGE/STAFF ROOM

49.05m² (528 sq ft).

THE STAFF ROOM

Incorporates a stainless steel single drainer sink unit with cupboards under including an airing cupboard.

CLOAKROOMS

There are two cloakrooms each with low level WC and wash hand basin.

TENURE

The premises are being offered on the basis of a new full repairing and insuring lease at terms to be agreed.

RENT

The rent proposed is £27,000 per annum exclusive of rates and no VAT is payable on the property.

RATEABLE VALUE

2017 List: £29,500.

Please Note: This is not Rates Payable. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

LEGAL COSTS

Each party will bear their own legal costs in this transaction.

EPC RATING E

SERVICES

Mains, water drainage, electricity and gas are available to the premises.

VIEWING

Viewing is highly recommended and can be arranged by the Agents, Bettsworths. 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.lettingbusinesspremises.co.uk

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



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