

13 Fore Street

Ref No: 3364

Brixham, Devon, TQ5 8AA



A Fully Let Town Centre Investment Property

Ground Floor Shop Let at £12,000 Per Annum

Two Good Sized 2 Bedroom Self-Contained Residential Flats

Let on AST's Producing Gross Rents of £13,620

Total Annual Rent £25,620 (Yield 8.54%)

Offers in the Region of £300,000 Freehold

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



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DESCRIPTION

An opportunity to purchase a fully let town centre investment property comprising a ground floor shop in Brixham's main shopping parade, next to a Boots Pharmacy and with nearby occupiers including Tesco Express and other local retailers. On the upper floors there are two spacious self-contained flats with separate entrances at the rear. These are also held as an investment and let on Assured Shorthold Tenancies, with a gross rent of £13,620 per annum. In this location a potential for selling as separate units in the future.

This excellent investment opportunity produces total annual gross rents of £25,620 per annum, offering investment yield of 8.54% based upon the price guide. For further information and appointment to view can arranged by the Agents.

The accommodation briefly comprises:-

GROUND FLOOR SHOP

Lock up retail unit with ancillary areas, stores and office. The shop also benefits from a cupboard forecourt display area, due to the recess shop front.

RETAIL AREA

21' 1" x 28' 9" (6.43m x 8.76m)

STORE

8' 8" x 21' 0" (2.65m x 6.4m)

STORE

6' 6" x 7' 10" (1.97m x 2.4m)

OFFICE

5' 0" x 6' 5" (1.52m x 1.95m)

KITCHEN

3' 10" x 5' 11" (1.17m x 1.8m)

WC

REAR ACCESS

To side Alley.

LEASE

The property is Let on a lease dated 23rd June 2017 until the 23rd June 2023, subject to break clause on the third anniversary, at a rent of £12,000 per annum and a rent review on the third anniversary.

The tenant is responsible for keeping the interior and exterior of the property clean, tidy and in good repairing condition, one third of any proper costs incurred in respect of the structural and exterior building as a whole. The tenant is responsible for reimbursing a proportion of the buildings insurance costs to the Landlord. The tenant trades as Oats a healthy living lifestyle store and cafe.

EPC RATING E

SEPARATE ENTRANCE

From the rear of the property and access to the:-

RESIDENTIAL FLATS

FIRST FLOOR FLAT

Comprising:-

LIVING ROOM

KITCHEN

2 BEDROOMS

STORE

BATHROOM

EPC RATING E

Total Floor Area reported on the EPC of: 87m².

SEPARATE ENTRANCE

To:-

SECOND FLOOR MAISONETTE

Accommodation of:-

HALLWAY

LIVING ROOM

KITCHEN

BEDROOM

BATHROOM

Staircase to:-

LARGE STUDIO ROOM on the third floor.

EPC RATING D

Total Floor Area reported on the EPC of: 111m².

The flats are let on Assured Shorthold Tenancies. The first floor flat is let at £540 per calendar month and the second floor flat is let at £595 per calendar month.

VIEWING

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

www.bettesworths.co.uk

29/30 Fleet Street
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Devon
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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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