

# 43 Fore Street

Ref No: 3116

Brixham, Devon, TQ5 8AA



## Prime Brixham Retail Unit

Presented in White Box Condition Ready for Immediate Shop Fit

Retail Area Approx 51m<sup>2</sup> (548 sq ft)

Suitable for a Variety of Uses

Central High Street Location

Annual Rental of £12,000

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



# 43 Fore Street

Brixham, Devon, TQ5 8AA

## LOCATION

Brixham is a busy seaside town, particularly during the Summer months and is renowned for its working Harbour and fishing port. The town centre is home to a diverse range of national and independent retailers. Notable surrounding occupiers include, Tesco, Costa Coffee, Spec Savers, Salt Rock and Boots Pharmacy.

The premises are centrally located on Fore Street, in the busy pedestrianised town centre of Brixham. The property is a short walk from the thriving Harbour and is located very close to the town's main car park.

## DESCRIPTION

43 Fore Street is a ground floor lock up retail unit, with good frontage to depth proportions and rear storage area. The property is smartly presented in 'white box' condition and immediately ready for shop fit. The flexible accommodation offers an attractive opportunity to a wide variety of occupiers.

The accommodation briefly comprises:-

**SHOP WIDTH** 27' 3" (8.3m) (max)

**SHOP DEPTH** 29' 2" (8.9m) (max)

**RETAIL AREA** 51m<sup>2</sup> (548 sq ft)

### RAISED STORE EDGE AREA

18' 8" x 4' 11" (5.7m x 1.5m) (max)

## WC

## TENURE

The property will be available by way of a New Lease. Terms to be agreed by negotiation.

## BUSINESS RATES

2017 List: £14,000

**This is not Rates Payable.** Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## EPC RATING

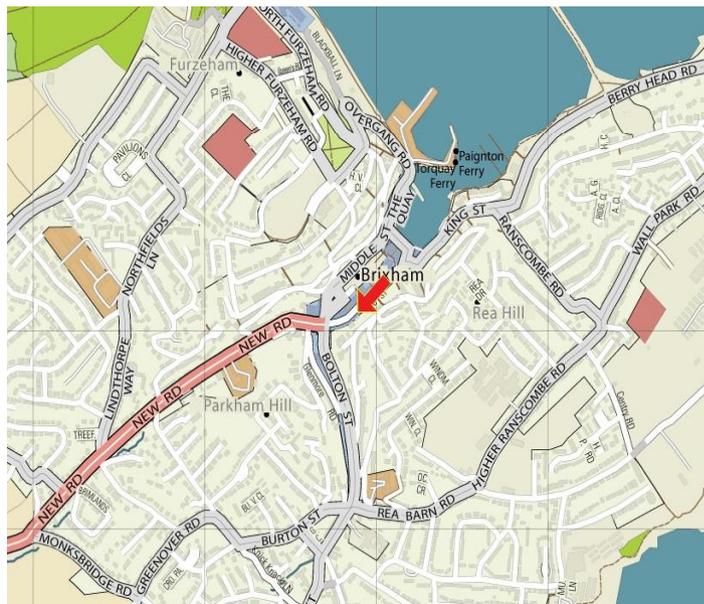
43-47 Fore Street- E

## VIEWING

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

### 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 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.

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

