

# 38 Fore Street

Ref No: 3288

Brixham, Devon, TQ5 8EA



## Large Commercial Premises in Town Centre Location

Highly Visible Corner Position in Heart of Brixham Town Centre

Ground Floor Approximately 95m<sup>2</sup> (1,022 sq ft)

Suitable for a Wide Variety of Uses - Subject to Consents

Viewing Highly Recommended

Annual Rental of £15,500

Interested in this property?  
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## DESCRIPTION

Formerly occupied by Barclays Bank, this large premises enjoys a highly visible corner position on Fore Street, Brixham's pedestrianised High Street. Benefitting from High Foot Fall year round with a significant boost in the summer due to the tourist trade, the high street is a popular trading location.

The property is well positioned for those looking for a prime retail pitch and to capitalise on the high footfall. Brixham is a traditional seaside town with vibrant fishing trade, busy harbour and popular as a tourist destination. The Town Centre is home to a variety of national occupiers and a wide array of independent retailers, cafe, restaurants and pubs.

The accommodation briefly comprises:-

## GROUND FLOOR

### MAIN RETAIL AREA

31' 1" x 28' 6" (9.48m x 8.69m max) 82.38m<sup>2</sup>

### OFFICE

12' 10" x 10' 6" (3.92m x 3.19m) 12.50m<sup>2</sup>

Staircase to:-

**BASEMENT FLOOR** Overall floor space approximately  
37' 0" x 21' 8" (11.28m x 6.61m) 74.56m<sup>2</sup>

### INCLUDING SAFE

18' 5" x 18' 0" (5.61m x 5.49m) 30.7m<sup>2</sup>

## FIRST FLOOR

### LADIES & GENTS WC'S

### KITCHEN

### OFFICE ACCOMMODATION

50.11m<sup>2</sup>

### STORE ROOM

14' 2" x 4' 7" (4.33m x 1.39m) 6.01m<sup>2</sup>

### STORE CUPBOARD 1

### STORE CUPBOARD 2

## TENURE

The property is available by way of a new Full Repairing and Insuring lease, exact terms and length to be agreed by negotiation.

## BUSINESS RATES

2017 List: £25,000.

Please note this is not the Rates Payable. Interested parties may be advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

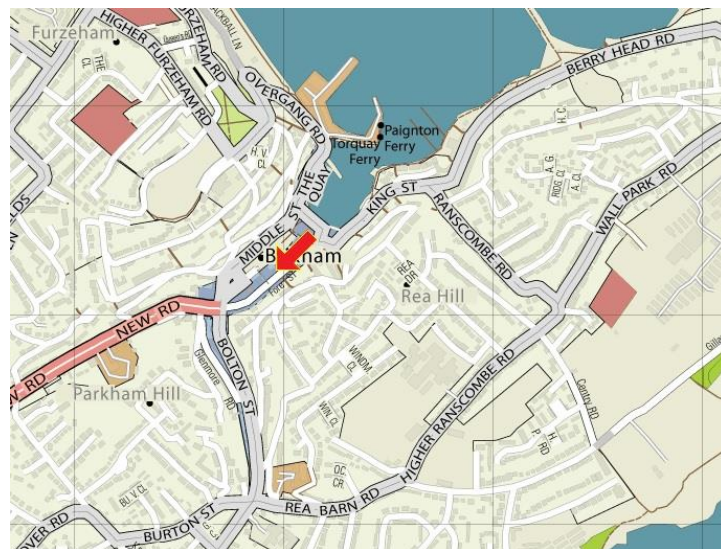
## EPC RATING D

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. 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](http://www.lettingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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