

# 36 Fore Street

Ref No: 3718

Brixham, Devon, TQ5 8DZ



## Retail Premises in Prime High Street Location

Double Fronted Retail Unit in Heart of Brixham Town Centre

Ground Floor Approximately 74m<sup>2</sup> (796 sq ft)

Large Basement Approximately 58m<sup>2</sup> (624 sq ft)

Rear Loading and Parking

Annual Rental of £12,000

Interested in this property?  
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## DESCRIPTION

This double fronted retail premises is set in a prime position on Fore Street, Brixham's pedestrianised High Street. The street benefits from high foot fall year round, with a significant boost in the summer due to the historic fishing town being a popular tourist destination. The high street is a popular trading location. The premises is well positioned for those looking for a prime retail pitch and to capitalise on the high footfall.

A traditional seaside town with vibrant fishing trade and busy harbour Brixham has established itself as a popular & increasingly prestigious resort town. The Town Centre is home to a number of national occupiers and a growing array of independent retailers, cafe, restaurants and pubs.

The accommodation briefly comprises:-

## GROUND FLOOR

### MAIN RETAIL AREA

19' 0" x 41' 4" (5.8m x 12.6m) (max)  
Approx: 68m<sup>2</sup> (732 sq ft)

### STORAGE/WC

### BASEMENT

Approx: 58m<sup>2</sup> (624 sq ft)

### KITCHEN

11' 10" x 7' 7" (3.6m x 2.3m)

### OFFICE

9' 6" x 7' 3" (2.9m x 2.2m)

## PARKING

To the rear of the property is a parking/loading bay.

## TENURE

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

## RATEABLE VALUE

2017 List: £18,000.

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

## LEGAL COSTS

Each party to bear their own legal costs incurred.

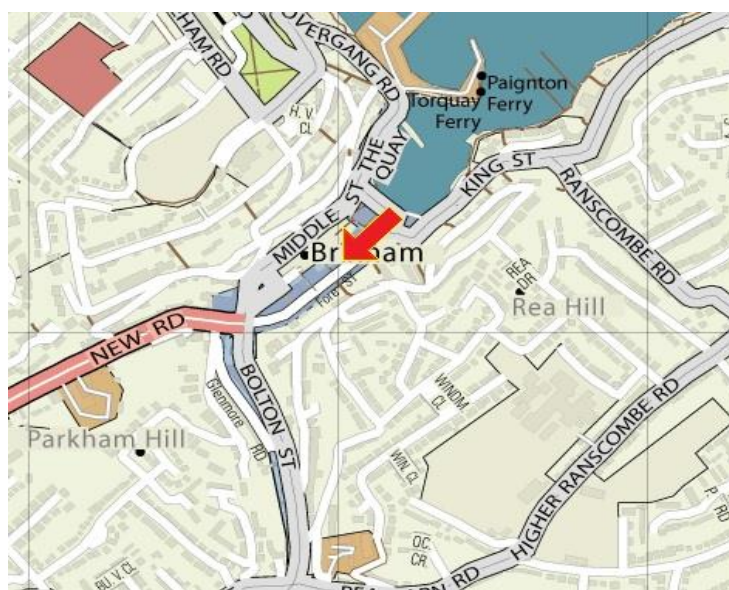
## EPC AWAITED

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



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