

16a Fore Street

Ref No: 3918

Brixham, Devon, TQ5 8DS



Lock Up Retail Shop in Prime Location

Central to Brixham's Pedestrianised Retail Parade

High Footfall Driven by Tesco Express and Co-op Supermarkets

Popular Seaside Town with Mix of National and Independent Retailers

Double Fronted Shop – Available Due to Business Relocation

Annual Rental of £9,500

Interested in this property?

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LOCATION

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

DESCRIPTION

The highly visible lock up unit is situated on the main pedestrianised street leading up from Brixham harbour and surrounded by a wide variety of independent and national retailers including Tesco Express, Superdrug, Costa Coffee, and the Co-operative. The ground floor unit is located within the large commercial building, which hosts a long standing hairdressing salon, professional offices, and Christian Community Centre.

THE PROPERTY

Glass frontage with security shutters and central recessed entrance leading into:-

MAIN TRADE AREA

Approx. 7.31m x 5.32m

STORAGE AREA

Approx. 2.26m x 2.40m

STAFF AREA

Approx. 4.92m x 1.19m widening to 2.23m
Including Kitchenette. Access door to communal staircase leading up to the first floor.

STAFF CLOAKROOM

A cubicle with WC and separate wash hand basin is located on the first floor.

RATEABLE VALUE

2017 List: £13,750.

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

TENURE

The property is available by way of a new Lease. Gambling or Betting establishments are not permitted.

The Tenant will be responsible for the shop front, and the internal repair and upkeep of the Unit, including the cloakroom.

SERVICES

We have been informed the premises is connected to mains drainage, water and electricity.

EPC RATING E

VIEWING

Viewing is by prior appointment with the Sole 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



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