

9 New Road

Ref No: 4291

Brixham, Devon, TQ5 8LZ



Newly Renovated Commercial Unit on Busy Entrance to Brixham

Recently Renovated to a High 'White Box' Standard

Gross Internal Area Approx. 55m² (592 sq ft)

Perfect for an Office Use but Suitable for Alternative Uses

Viewing Highly Recommended

Monthly Starting Rent of £650

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



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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

This highly visible, commercial unit is situated in a prominent promenade of shops, on New Road, the main road serving the town and connecting with the A303. Being close to the town centre, the location benefits from the local amenities on offer. The unit has been fitted to a white box condition ready for any occupier to fit out to their desired finish. The unit makes for an enviable office/service providing location but other uses would be considered, subject to landlord's consent.

The accommodation briefly comprises:-

RETAIL AREA

32' 8" x 12' 10" (9.96m x 3.90m)

Completed to a white box condition with screed floors, ceiling mounted spotlights and metal trunking providing electric points around the unit.

STORE ROOM

9' 6" x 7' 7" (2.9m x 2.3m)

White boxed with metal trunking and ceiling mounted spotlights.

OFFICE

15' 1" x 3' 10" (4.61m x 1.17m)

White boxed with metal trunking, ceiling mounted spotlights and window out to the property's back garden.

WC

TENURE

The property is available by way of a new Lease, with a starting rent of £650 per calendar month. Interested parties are advised to speak to the Agents, Bettesworths, for further details.

RENT

A lease of the unit is offered with a stepped rent structure as follows:

Year 1 - £650pcm

Year 2 - £750pcm

Year 3 - Rent to be reviewed in line with current market rates.

USE CLASS

The unit is currently falls under Class E Usage and would suit an office or service provider. Other uses will be considered subject to consent.

SERVICES

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

RATEABLE VALUE

2017 List: £6,600.

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available for eligible occupiers. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

EPC AWAITED

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.leasingbusinesspremises.co.uk



www.bettesworths.co.uk

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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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