

1-3 Fore Street

Ref No: 4310

Brixham, Devon, TQ5 8AA



Retail Unit in Highly Visible High Street Location

Large Frontage Retail Unit on the Fore Street/Bolton Street Junction

Accommodation Over 3 Floors. GIA Approx. 150m² (1,614 sq ft)

Suitable for a Wide Variety of Uses (Subject to Consent)

Well Positioned on Brixham High Street

Annual Rental of £12,900

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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LOCATION

Brixham is a busy seaside town, with numbers swelling during the summer months due to its popularity as a tourist destination, as well as its year-round as a key harbour in the UK fishing industry. The town centre hosts a diverse range of national and independent retailers, office occupiers and service providers. The unit is located towards the upper end of the pedestrianised town centre, well set to capitalise on high levels of passing traffic generated by the area.

DESCRIPTION

The property has been let for many years to a Greengrocer who has a well-established business. Unfortunately, due to retirement the property is now coming vacant and is being offered to let as a vacant retail premises. Parties interested in the current Green Grocer Business are advised to speak to the Agents as there is potential to purchase the business as well. The property is arranged over three floors with a large frontage retail area on the ground floor and office and staff facilities on the 1st & 2nd floors.

The accommodation briefly comprises:-

GROUND FLOOR

RETAIL AREA

52m² (559 sq ft)

STORE ROOM

24m² (258 sq ft)

FIRST FLOOR

OFFICE

30' 11" x 13' 10" (9.43m x 4.21m)

KITCHEN

11' 11" x 10' 4" (3.64m x 3.14m)

BATHROOM

10' 8" x 7' 7" (3.26m x 2.30m)

SECOND FLOOR

OFFICE

13' 11" x 11' 6" (4.24m x 3.50m)

OFFICE

8' 10" x 7' 7" (2.70m x 2.30m)

OFFICE

14' 0" x 10' 0" (4.27m x 3.05m)

BUSINESS

The current tenant has been trading as a Greengrocer for many years. Due to retirement, he is looking to vacate the premises and would be willing to sell the business. Interested parties are advised to speak to the Agents, Bettsworths for further information.

TENURE

The property is available by way of a new lease, with exact terms and lease length to be agreed by negotiation. For further details please contact the Agents.

RENT

The landlord proposes the following rent payment structure to provide tenants with rent relief over the Winter months:

£1,175pcm for April to September.

£975pcm for October to March.

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.

EPC RATING D

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agent, 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

www.bettsworths.co.uk

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IMPORTANT NOTE: Messrs Bettsworths 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 Bettsworths 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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