

56 Fore Street

Ref No: 4845

Brixham, Devon, TQ5 8DZ



Well Located Lock Up Retail Unit

Main Retail Area Approximately 53.4m² (575 sq ft)

Plus Further Area of 20m² (215 sq ft) & Basement Area

High Footfall & Close to the Harbour Front

New Lease - Terms to be Agreed

Annual Rental of £10,000

Interested in this property?
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LOCATION

The property is located at the heart of Fore Street, Brixham. Fore Street is Brixham town centre's busy pedestrianised retail high street, close to Brixham harbour.

Brixham is world renowned for its vibrant fishing trade and associated tourist activity around the colourful and busy Harbour. In recent years Brixham has become an increasingly desirable place to live and trade. The thriving town centre is home to a variety of national and independent retailers, cafes, restaurants, pubs and professional service providers.

DESCRIPTION

56 Fore Street comprises a lock up shop and a basement store with kitchen and toilet facilities. The premises would suit a variety of uses, subject to necessary consent.

The accommodation briefly comprises:-

RETAIL AREA

34.9m² (375 sq ft)

Steps up to:-

REAR SALES AREA

20m² (215 sq ft)

BASEMENT STORE

24.9m² (268 sq ft)

WC & KITCHENETTE

TENURE

The premises is available by way of a new proportionately Full Repairing and Insuring Lease.

RATEABLE VALUE

2023 List: £9,300.

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

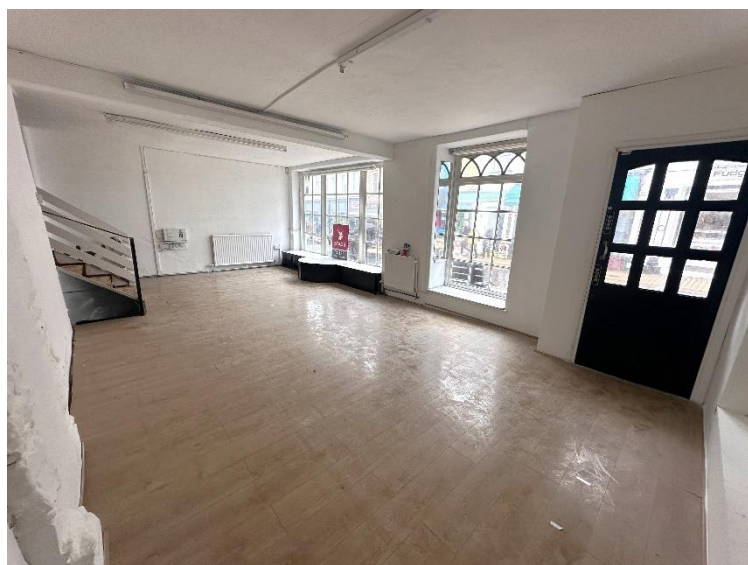
EPC RATING C

VIEWING

Viewing is highly recommended 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.leasebusinesspremises.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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