

2 New Road

Ref No: 4824

Brixham, Devon, TQ5 8LZ



Prominent Freehold Property with Excellent Potential

Located on the Main Road in to Brixham

Accommodation Across Two Floors – NIA Approx 188m² (2,023 sq ft)

Outside Courtyard Areas at First Floor Level

Versatile Accommodation – Of Interest to Owner Occupiers and Developers

Offers in Excess of £125,000 Freehold

Interested in this property?

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DESCRIPTION

2 New Road is a freehold property, on the corner of Parkham Road and New Road, the main road into Brixham. The location is highly prominent and is ideally situated close to Brixham's high street.

The property is arranged with accommodation across two floors and has previously traded as a bar/ restaurant. The premises no longer holds a license and would be ideal for conversion into alternative commercial uses or residential accommodation (subject to necessary consents).

Viewing is highly recommended and interested parties are advised to contact the Agents, Bettesworths to arrange.

The accommodation briefly comprises:-

GROUND FLOOR

TRADE AREA

40' 5" x 13' 3" (12.32m x 4.04m)

STORE

6' 7" x 3' 3" (2.00m x 1.00m)

OFFICE

7' 1" x 5' 1" (2.17m x 1.56m)

KITCHEN

25' 5" x 13' 1" (7.75m x 3.99m)

LADIES/GENTS WCS

FIRST FLOOR

TRADE AREA

Circa 102m² (1,097 sq ft)

STORE ROOM

Unmeasured.

WCs

EXTERNAL

Accessed from the first floor is a raised, enclosed courtyard.

BUSINESS RATES

2023 List: £6,000.

We understand that the property is registered for business rates under the address: 'Corner House, New Road, Brixham, Devon, TQ5 9BU'.

Please note that the business rates shown are not the rates payable. Interested parties are advised to speak to the agents for further information on the rates payable amount.

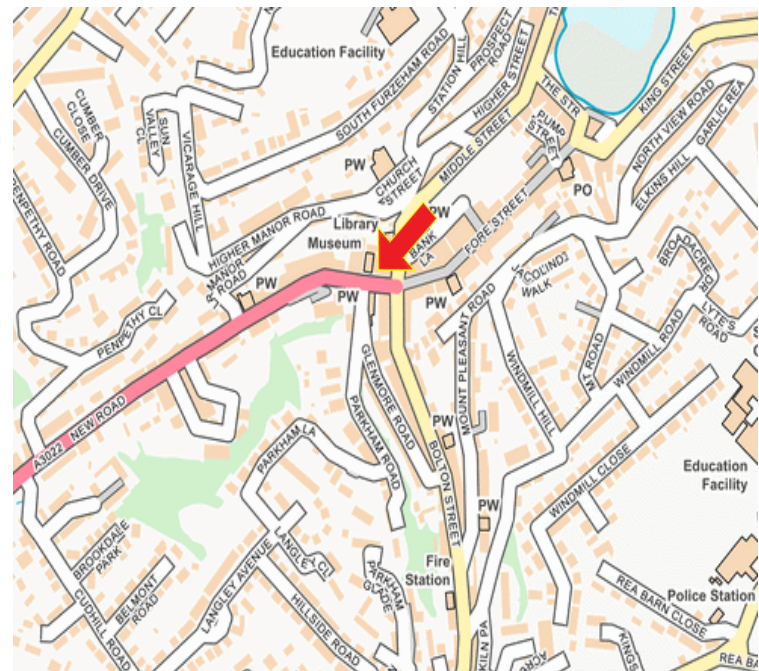
HISTORIC LISTING

We are informed that the property is GRADE II listed. Parties may find further details on it's listed status via the Historic England register using the list entry number: 1292104.

VIEWINGS

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

EPC RATING D



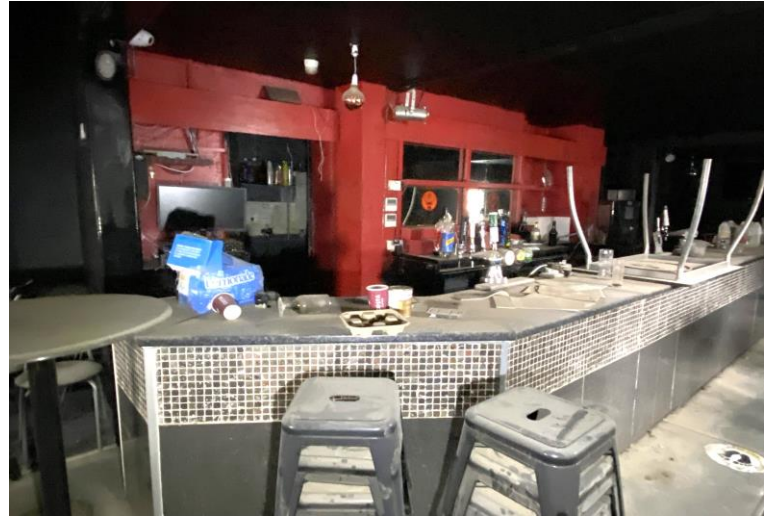
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any 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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