



Commercial Premises

35 Fore Street, Brixham, Devon, TQ5 8AA



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**Commercial Premises with Owner's Accommodation
Currently Trading as a Café with Vacant Possession Mid-April
Ground Floor & 1st Floor Trade Areas with Terrace to Rear
Self-Contained Owners 2/3 Bedroom Maisonette
New Lease with Terms to Be Agreed – Rent £17,000 PA**

LOCATION

Brixham has established itself as a popular & increasingly prestigious resort town – highly regarded by visitors and residents alike. The town benefits from a colourful and busy harbour with the country's most valuable fishing port alongside a 500 berth Marina, and a promenade around the harbour linking the town centre and the breakwater. The town enjoys a variety of independent and multiple retailers and highly reputable cafes, restaurants and pubs. Brixham together with Torquay and Paignton form the Borough of Torbay with an indigenous population of over 120,000 and popularly known as The English Riviera.

DESCRIPTION

A large flexible premises over 3 floors currently trading as café. There is the opportunity for outside seating to the front and a terrace to the rear. The premises benefits from 2/3 bedroom self-contained owner's accommodation. The premises would be suitable for a variety of trades subject to planning and is available with vacant possession mid-April. The trade inventory is available via separate negotiation with the outgoing tenant.

Ref No: 5098

Annual Rental of £17,000

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The premises comprises:-

Large glass frontage with side entrance leading to:-

MAIN TRADE AREA

40' 0" x 68' 3" (12.2m x 20.8m)

With Oak affect Altro flooring. Bespoke Service Counter to the rear.

PREP AREA

12' 6" x 9' 10" (3.8m x 3.0m)

Commercial non-slip flooring. Double door access to pedestrianised street.

UTILITY AREA

15' 5" x 6' 7" (4.7m x 2.0m)

Access to steps leading up to the rear terrace.

KITCHEN

18' 4" x 17' 1" (5.6m x 5.2m)

From the main trade area stairs leading to first floor:-

SECONDARY TRADING AREA/OWNERS' LOUNGE

13' 9" x 11' 2" (4.2m x 3.4m)

With front aspect.

STORE ROOM/BEDROOM

13' 9" x 15' 9" (4.2m x 4.8m)

With front aspect.

FURTHER SEATING/SNUG

13' 1" x 82' 10" (4.0m x 25.25m)

With access to Terrace.

Stairs leading to:-

SECOND FLOOR

LOUNGE/BEDROOM

13' 9" x 11' 2" (4.2m x 3.40m)

BEDROOM

13' 9" x 9' 2" (4.2m x 2.8m)

KITCHEN

12' 10" x 8' 2" (3.9m x 2.5m)

BATHROOM

Full bathroom suite.

Stairs leading to:-

THIRD FLOOR

LOFT/ROOF ROOM

21' 0" x 18' 4" (6.4m x 5.6m)

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GENERAL INFORMATION

RATEABLE VALUE

2023 List: £10,750. Please note this is not Rates Payable. 100% Small Business Rates Relief will be available for eligible parties. For information, we advise you to contact the Local Authority, Torbay Council Tel. 01803 207207.

TENURE

The premises is available via a Fully Repairing & Insuring Lease with a rent of £17,000 Per Annum. Further terms to be negotiated.

SERVICES

The premises is connected to all mains services and fitted with an L2 Fire Alarm System.

INVENTORY

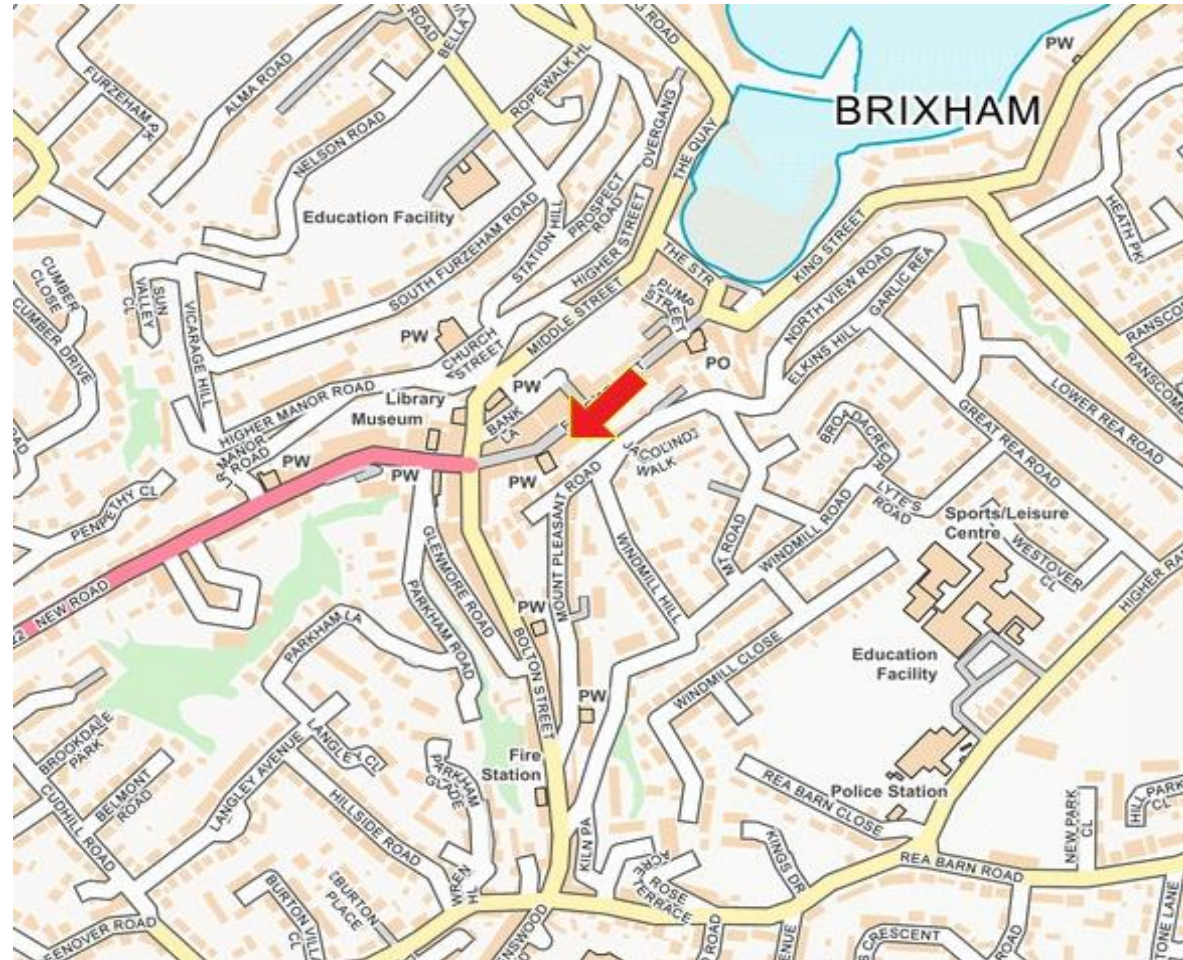
Available by separate negotiation with the outgoing tenant.

COUNCIL TAX BAND A

EPC RATING C

VIEWING

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



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GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



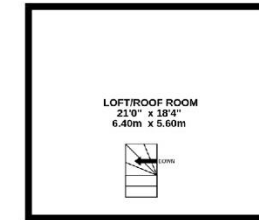
1ST FLOOR
562 sq.ft. (51.8 sq.m.) approx.



2ND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



3RD FLOOR
396 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 2411 sq.ft. (224.0 sq.m.) approx.

Total Floor Area excludes any cellars, outbuildings and garages. While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.bettesworths.co.uk
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