



# 7 The Strand

Brixham, Devon, TQ5 8EH



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## **Beautiful Three Bed Maisonette Apartment with Balconies, Terrace & Waterfront Views Retail Unit Let on a Commercial Lease at £12,000 PA**

**Substantial, Prime Investment/Home & Income Premises  
Located in Envidable Location on Brixham Harbour  
Must be Viewed to be Fully Appreciated**

### **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**

This substantial premises consists of a spacious residential 3 bed maisonette, arranged over three floors with balconies overlooking the harbour together with a rear terrace area off the third floor living area. The maisonette, which is in pristine condition, is fitted with a beautiful solid wood spiral staircase and timber floors in the main living rooms. The kitchen and family bathroom are modern and well equipped. The maisonette is central heated and benefits from double glazing throughout. There is potential to holiday let the maisonette providing additional income to the owner. The ground floor retail unit is let on a commercial lease at a rent of £12,000 per annum and trades as a ladies dress boutique. We have been informed the lease, which has repairing and insuring obligations, expires in June 2025, but Landlord & tenant have verbally agreed to extend.

Ref No: 4856

**£575,000 Freehold**

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The premises comprises:-

## GROUND FLOOR RETAIL UNIT

### **PRIMARY RETAIL AREA**

14' 4" x 19' 10" (4.36m x 6.05m)

Steps to:-

### **UPPER RETAIL AREA**

15' 8" x 16' 1" (4.77m x 4.89m)

### **REAR ANCILLARY AREA & LOWER GROUND FLOOR WC**

Steps lead down to:-

## **BASEMENT**

### RESIDENTIAL MAISONETTE

Accessed via the front door adjacent to the shop entrance with stairs leading to:-

## **FIRST FLOOR**

### **MASTER BEDROOM**

15' 5" x 10' 8" (4.70m x 3.26m)

With **EN-SUITE BATHROOM** with bath, inset double wash hand basin, WC and bidet and **DRESSING ROOM**.

### **BEDROOM ONE**

10' 2" x 8' 2" (3.093m x 2.49m)

With built in wardrobes.

### **BEDROOM TWO**

10' 6" x 8' 3" (3.2m x 2.51m)

### **FAMILY BATHROOM**

Bath with shower over, WC and wash hand basin.

### **STUDY**

5' 10" x 4' 9" (1.78m x 1.44m)

Wooden spiral staircase leads to:-

## SECOND FLOOR

### **MAIN LOUNGE**

35' 9" x 39' 4" (10.90m x 12.00m)

With raised dining area.

### **KITCHEN**

16' 1" x 6' 11" (4.89m x 2.1m)

With modern floor and wall mounted cupboards, eye level fitted oven and grill, integral fridge freezer and dishwasher, inset 4 ring electric hob with extraction over. Exit to:-

### **REAR TERRACE**

Providing access to fire escape.

Wooden spiral staircase continues to:-

## **THIRD FLOOR**

### **ADDITIONAL LIVING AREA**

13' 7" x 24' 1" (4.15m x 7.33m)

Balcony to the front with views across the harbour. Rear balcony overlooking the terrace.

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## TENURE

The property is being sold Freehold, with Vacant Possession of the Residential. Subject to occupational lease of commercial unit at a rent of £12,000 per annum.

The lease expires June 2025. Landlord & Tenant have verbally agreed to extend until 2029, with a mutual option to determine the lease in 2027. More information is available on request.

## SERVICES

Mains water, electricity and gas are connected to the property.

## RATEABLE VALUE

2023 List: £7,800.

**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.

## COUNCIL TAX BAND C

## EPC RATINGS

7 The Strand – D.

The Flat At 7 The Strand – E.

## VIEWING

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



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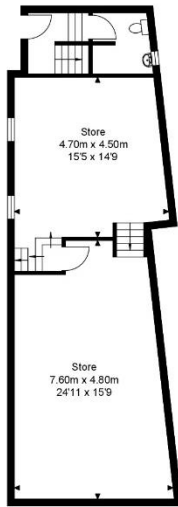


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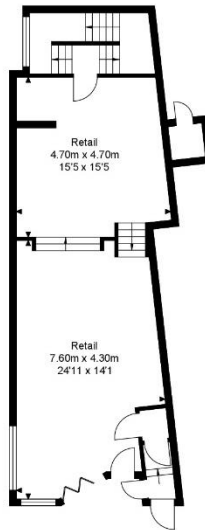
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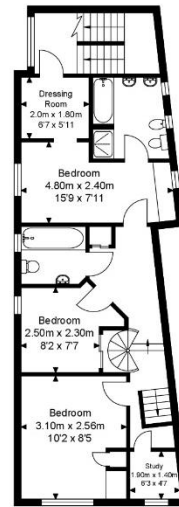
TOTAL FLOOR AREA 2,767.37 SQ FT / 257.10 SQM



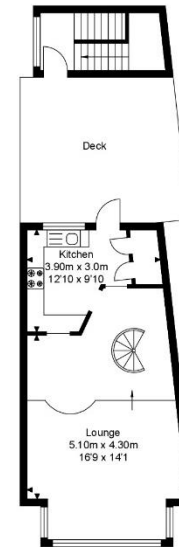
LOWER GROUND FLOOR  
APPROX. GROSS INTERNAL FLOOR AREA  
644.75 SQ FT / 59.90 SQM



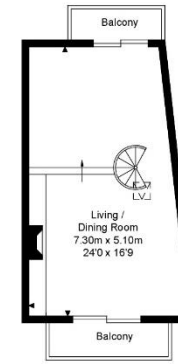
GROUND FLOOR  
APPROX. GROSS INTERNAL FLOOR AREA  
641.52 SQ FT / 59.60 SQM



FIRST FLOOR  
APPROX. GROSS INTERNAL FLOOR AREA  
644.75 SQ FT / 59.90 SQM



SECOND FLOOR  
APPROX. GROSS INTERNAL FLOOR AREA  
473.61 SQ FT / 44.0 SQM



THIRD FLOOR  
APPROX. GROSS INTERNAL FLOOR AREA  
362.74 SQ FT / 33.70 SQM

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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