

# 5 The Strand & 1 Furze Lane

Brixham, Devon, TQ5 8EH





# 5 The Strand & 1 Furze Lane

Brixham, Devon, TQ5 8EH

**Substantial, Prime Mixed-Use Investment/Residential Property on Brixham Harbourside  
Ground Floor Retail Unit Let at a Rent of £19,000 Per Annum (Fixed Increase)  
4 Storeys Over; Currently Arranged as Single Residential Dwelling (with Great Potential)  
Almost 3,500 sq ft Overall  
Scope for Superb Residential Accommodation (Either Single or Multiple Dwellings - STP)  
A Very Rare Opportunity to Buy 100% Prime Brixham Real Estate**

## LOCATION

Together with the neighbouring coastal resorts of Torquay and Paignton, Brixham forms The Borough of Torbay, popularly known as the English Riviera.

Brixham is principally known as one of the UK's major fishing ports, but is also a standalone holiday destination in its own right.

From being the landing place of William of Orange to the present day, Brixham's colourful and vibrant history offers a great deal to tourists and locals alike.

In recent years, Brixham has established itself as an increasingly prestigious resort town - highly regarded by visitors.

The 500-birth marina and promenade, a growing reputation for quality of restaurants (particularly focusing on seafood) as well as the natural beauty of the surrounding area, all makes Brixham a thriving town.

Ref No: 4337

£435,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 5 The Strand & 1 Furze Lane

Brixham, Devon, TQ5 8EH

## DESCRIPTION

The property is situated on The Strand, the southern side of Brixham's inner harbour. This location is prime tourist Brixham. The Golden Hind Museum ship is yards away, as well as the majority of Brixham's best tourist attractions and eateries.

The multimillion-pound Brixham fish market, the Marina and Breakwater are all yards away, as is the route of the Southwest Coast path, which passes directly in front of the property. 5 The Strand really is in the centre of the very best of prime locations in Brixham.

The property is thought to have dated from the mid-19<sup>th</sup> century and originally had been a merchant's house and sail loft. More recently, the property has been a restaurant and living accommodation over.

In its current configuration, the property is made up of a self-contained ground floor retail unit (let and held as an investment - details below) and a very large single dwelling over the 3 floors above; with the residential accommodation alone extending to approximately 2,500 sq ft.

The property has a commercial rental income of £19,000 per annum from the ground floor retail unit.

There is huge scope for the future of the upper parts subject to necessary consents, the accommodation could be converted into multiple dwellings in this prime location. It is very likely that these would be much sought-after residential premises and also eminently suitable for a holiday letting trade.

The accommodation briefly comprises:-

## GROUND FLOOR RETAIL UNIT

### NET INTERNAL AREA

84m<sup>2</sup> (904 sq ft).

## UPPER FLOORS (RESIDENTIAL)

### GROUND FLOOR

#### LOBBY

#### STORE

6' 8" x 6' 5" (2.04m x 1.95m) 3.98m<sup>2</sup>

#### TOTAL

6.65m<sup>2</sup> (71 sq ft)

### FIRST FLOOR

#### LIVING ROOM

15' 8" x 16' 4" (4.77m x 4.97m) 23.71m<sup>2</sup>

#### BEDROOM

13' 10" x 8' 1" (4.22m x 2.47m) 10.42m<sup>2</sup>

#### BEDROOM

10' 1" x 11' 11" (3.07m x 3.63m) 11.14m<sup>2</sup>

#### WC

#### KITCHEN

13' 9" x 21' 8" (4.18m x 6.6m) 30.17m<sup>2</sup>

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 5 The Strand & 1 Furze Lane

Brixham, Devon, TQ5 8EH

## SECOND FLOOR

### BEDROOM

15' 3" x 13' 8" (4.66m x 4.16m) 19.39m<sup>2</sup>

### SHOWER ROOM

### BATHROOM

### WAREHOUSE

30.96m<sup>2</sup> (333 sq ft)

## THIRD FLOOR

### BEDROOM

15' 6" x 13' 5" (4.72m x 4.08m) 19.26m<sup>2</sup>

### SHOWER ROOM

### BEDROOM

13' 11" x 8' 0" (4.25m x 2.44m) 10.37m<sup>2</sup>

### BEDROOM

11' 11" x 12' 0" (3.63m x 3.66m) 13.29m<sup>2</sup>

## TENURE

The property is being sold freehold, with Vacant Possession of the residential upper parts, subject to the existing commercial lease over the ground floor retail unit.

## THE LEASE

The ground floor has been occupied by the current tenants since 2005, currently under a renewed lease from 24th November 2017, expiring November 2029. The passing rent is £17,500 with fixed uplift to £19,150 in November 2023 and £21,000 in November 2026.

## SERVICES

We are informed that separate mains, gas, electricity and water supply are connected to each commercial and residential part of the property.

## VAT

VAT status to be confirmed.

## EPC

5 The Strand – C.  
Flat 5 The Strand – E.

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettsworths and interested parties are requested to be respectful of the commercial tenants ongoing business. Tel. 01803 212021.

Interested in this property?

T.01803 21 20 21 [bettsworths.co.uk](http://bettsworths.co.uk)





# 5 The Strand & 1 Furze Lane

Brixham, Devon, TQ5 8EH



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# 5 The Strand & 1 Furze Lane

Brixham, Devon, TQ5 8EH



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 5 The Strand & 1 Furze Lane

Brixham, Devon, TQ5 8EH



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 5 The Strand & 1 Furze Lane

Brixham, Devon, TQ5 8EH



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**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.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

