



7 The Strand

Brixham, Devon, TQ5 8EH



7 The Strand

Brixham, Devon, TQ5 8EH

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

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk





7 The Strand

Brixham, Devon, TQ5 8EH

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.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



7 The Strand

Brixham, Devon, TQ5 8EH

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.



Interested in this property?

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





7 The Strand

Brixham, Devon, TQ5 8EH



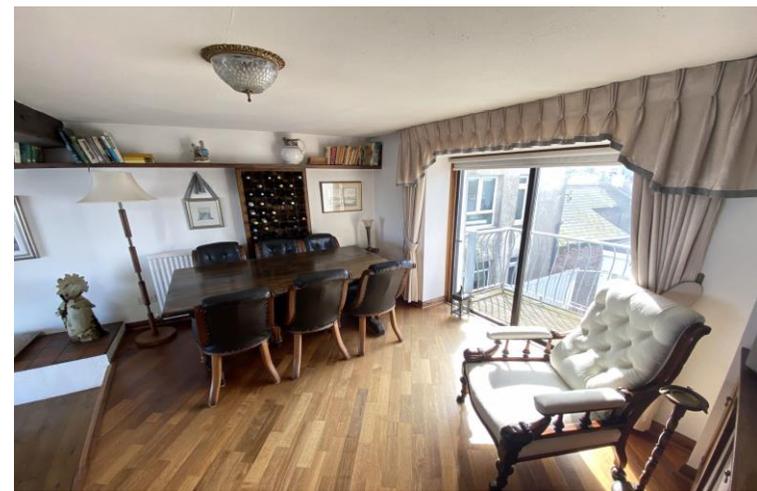
Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





7 The Strand

Brixham, Devon, TQ5 8EH



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





7 The Strand

Brixham, Devon, TQ5 8EH



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





7 The Strand

Brixham, Devon, TQ5 8EH



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





7 The Strand

Brixham, Devon, TQ5 8EH



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





7 The Strand

Brixham, Devon, TQ5 8EH



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

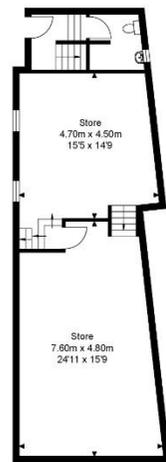




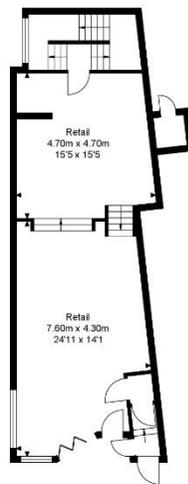
7 The Strand

Brixham, Devon, TQ5 8EH

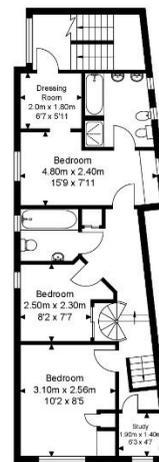
TOTAL FLOOR AREA 2,767.37 SQ FT / 257.10 SQM



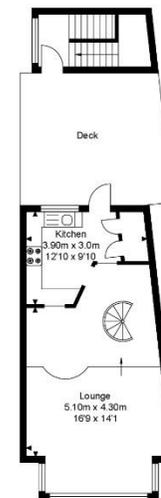
LOWER GROUND FLOOR
APPROX. GROSS INTERNAL FLOOR AREA
644.75 SQ FT / 59.90 SQM



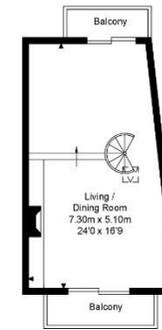
GROUND FLOOR
APPROX. GROSS INTERNAL FLOOR AREA
641.52 SQ FT / 59.60 SQM



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.

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

