



# First Floor Premises

1 The Strand, Brixham, Devon, TQ5 8EH  
Ice Cream to take away



# First Floor Premises

1 The Strand, Brixham, Devon, TQ5 8EH

**First Floor Commercial Premises Overlooking the Harbour  
Suitable for a Variety of Uses Such as Office with Ancillary Space  
Net Internal Area Approx: 72m<sup>2</sup> (775 sq ft)  
New Lease at a Rent of £10,000 PA Further Terms to be Negotiated  
Prime Office Location on The Strand**

## 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 with 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

First floor commercial unit suitable for a variety of commercial uses such as offices providing stunning views across the harbour. The unit previously operated as a Restaurant and much of the trade inventory remains. However, the owners will clear the unit if the equipment is not required. Brixham Central Car Park is located just a short walk away.

Ref No: 4516

Annual Rental of £10,000

Interested in this property?

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





# First Floor Premises

1 The Strand, Brixham, Devon, TQ5 8EH

The premises comprises:-

Side entrance from The Strand with communal stairs to first floor.

## MAIN AREA

22' 10" x 20' 6" (6.96m x 6.24m)

Two bay windows with harbour views & wood flooring throughout.

Hallway to the rear.

## STORE ROOM

9' 8" x 6' 7" (2.95m x 2.0m)

## KITCHEN

13' 0" x 19' 4" (3.96m x 5.89m)

A fully equipped catering kitchen. However, the Landlord will remove the equipment if not required.

## EXIT

To rear stairs.

## COMMUNAL LADIES & GENTS CLOAKROOMS

Located on first floor landing.

## GENERAL INFORMATION

### RATES

2023 List: £6,900.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Authority, Torbay Council.

### TENURE

The premises is being offered by way of a new internal and shop front repairing lease, at an initial rent of £10,000 per annum. The lease will have insuring obligations and 3 yearly rent reviews. The term of the lease is to be negotiated.

### SERVICES

The premises is connected to all main services. The ingoing tenant will be charged a percentage of the water bill for the whole premises.

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

### EPC RATING D

Interested in this property?

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





# First Floor Premises

1 The Strand, Brixham, Devon, TQ5 8EH



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





# First Floor Premises

1 The Strand, Brixham, Devon, TQ5 8EH



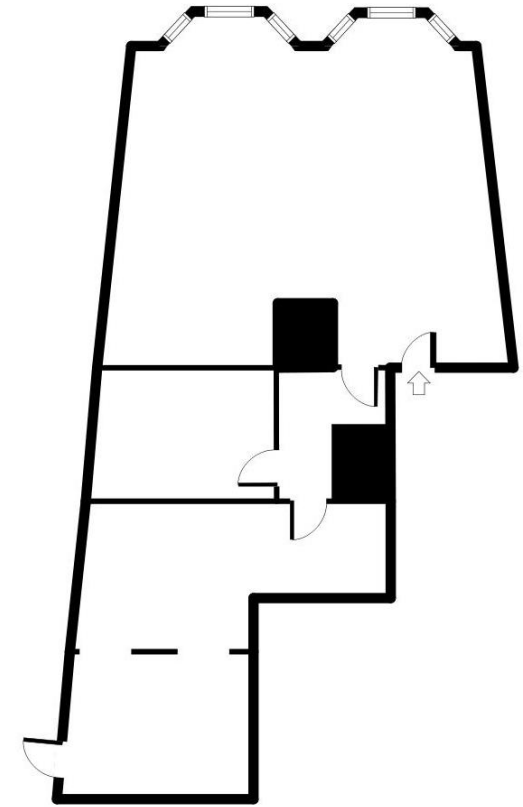
Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# First Floor Premises

1 The Strand, 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)

