

# 6A Fore Street

Ref No: 4835

Brixham, Devon, TQ5 8DS



## Spacious & Affordable First Floor Office Space in Central Brixham

Gross Internal Area Approx: 129m<sup>2</sup> (1,388 sq ft)

Convenient Location with Access Directly onto Brixham's High Street

Close to Brixham Central Car Park and Harbourside

New Lease - Terms to be Agreed

Annual Rental of £4,500

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## LOCATION

The unit is located above Ladbrokes, in the heart of Fore Street, Brixham. With close proximity to Brixham's main car park and easy access onto Fore Street, the property is well located to benefit from the local amenities which Brixham town centre has to offer.

## DESCRIPTION

The premises is accessed via a front door from Fore Street, with stairs leading you to the first floor, where there is a large landing, providing an excellent space for a reception or waiting area. The unit has been partitioned to create individual offices. However, there is potential to open these rooms up to make larger areas and a more open planned work space. The unit offers large office accommodation, in a fantastic town centre location, for a very affordable price.

The accommodation briefly comprises:-

### RECEPTION

26' 8" x 10' 6" (8.14m x 3.2m) (max)

Doors leading to:-

### ROOM 1

15' 9" x 7' 11" (4.80m x 2.41m)

### ROOM 2

15' 9" x 7' 11" (4.80m x 2.41m)

### ROOM 3

13' 1" x 9' 2" (4.0m x 2.8m)

### ROOM 4

11' 1" x 10' 10" (3.38m x 3.31m)

### ROOM 5

11' 3" x 10' 10" (3.43m x 3.29m)

### ROOM 6

14.8m<sup>2</sup>

### KITCHENETTE

### WC

### TENURE

A new Lease with exact terms to be agreed on negotiation.

### RATEABLE VALUE

The offices were previously rated as a business centre and needs reassessment by the Valuation Office. Further information is available from the Agents.

## EPC RATING D

## VIEWING

Viewing can be arranged strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

### CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



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