

# 51 Fore Street

Ref No: 5140

Brixham, Devon, TQ5 8AG



## Very Well Presented Office/Retail Shop

Centrally Located in the Heart of Fore Street

Suitable for a Variety of Professional Office Uses or Return to Retail

Internal Area Approx. 37m<sup>2</sup> (398 sq ft)

New Lease - Terms to be Agreed

Annual Rental of £10,000

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# 51 Fore Street

Brixham, Devon, TQ5 8AG

## LOCATION

The property occupies a prime position in Brixham's main shopping street. A desirable position half way along Fore Street and close to the large central carpark. Totally refurbished in recent years, the office has most recently been a successful satellite for a large firm of local solicitors. It is now available due to growth expansion. Prior to this, the unit has traded successfully as a retail shop for nearly 20 years.

## DESCRIPTION

51 Fore Street is currently laid out as an office, with a reception area to the immediate front and an internally glazed oak partitioned office and a rear staff/rest room with WC.

The accommodation briefly comprises:-

### SHOP

#### WIDTH

16' 5" (5m)

#### DEPTH

22' 0" (6.71m)

### RECEPTION AREA

### INTERNALLY PARTITIONED OFFICE

11' 9" x 8' 2" (3.58m x 2.49m)

### INNER HALL

With built in oak facing cupboards and radiators.

### REAR REST ROOM

### KITCHENETTE/STORE

9' 4" x 12' 0" (2.84m x 3.65m)

With stainless steel sink. Cupboards and shelving space for office equipment and general storage.

### WC

Accessed via a vestibule area.

## TENURE

The property is offered by way of a new commercial tenancy, exact terms and lease length to be agreed by negotiation.

## BUSINESS RATES

We are informed that the property has the following Rateable Value:-

2023 List: £6,100.

**Please note this is not Rates Payable.** Qualifying Small Businesses will be eligible for 100% Rate Relief and pay no Business Rates at this time. Further enquiries can be made with the agents.

## EPC RATING C

## LEGAL COSTS

Each party are to bear their own legal cost incurred in any transaction.

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettsworths.

The current tenant is still in occupation at this time and therefore, interested parties are requested to be sensitive to their business.

## 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)

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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TQ1 1BB



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