

# 29 Fore Street

Ref No: 4593

Brixham, Devon, TQ5 8AA



## Retail Unit in Brixham High Street to Let

Highly Visible Unit on Fore Street

Net Internal Area: 40m<sup>2</sup> (430 sq ft)

New Lease - Terms to be Agreed

Viewing Highly Recommended

Annual Rental of £8,000

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## LOCATION

The premises are located on Fore Street, Brixham's main high street, and within walking distance from Brixham Harbour. The unit is directly opposite the Tesco Express supermarket which generates a strong footfall past the unit. Brixham Harbour and port is well known for its vibrant fishing trade and associated tourist activity around the colourful and busy harbour. The town is home to a variety of independent & national retailers, cafes, restaurants, and pubs.

## DESCRIPTION

29 Fore Street is a lock up unit that has previously traded as a café. The unit has been fitted out to a good standard and would be suitable for a variety of uses, subject to consent.

The accommodation briefly comprises:-

## RETAIL AREA

10' 10" x 26' 10" (3.29m x 8.19m)

## KITCHENETTE

12' 11" x 9' 2" (3.93m x 2.8m)

## WC

An external WC.

## TENURE

The property is available to let on a new lease with exact terms to be agreed on negotiation.

## RATEABLE VALUE

The rateable value for the retail units is as follows

2023 List: £5,800.

Please note. This is not Rates Payable. Interested parties are advised to contact the Local Billing Authority as to Rates Payable.

## EPC RATING D

## VIEWING

Viewing is highly recommended and can be arranged 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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)



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