

47 Bolton Street

Ref No: 5131

Brixham, Devon, TQ5 9BZ



Ground Floor Retail Unit Available To Let

An Affordable Commercial Unit in Brixham Town Centre

Suitable for a Variety of Commercial Uses (STC)

New Lease with Terms to be Agreed on Negotiation

Eligible for 100% Small Business Rates Relief

Annual Rental of £4,200

Interested in this property?
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LOCATION

47 Bolton Street is situated in a prominent position close Brixham's main town centre parade, Fore Street. The property benefits from excellent visibility and continuous traffic flow. Bolton Street is a bustling trading location within Brixham's town centre, featuring a mix of retail, leisure and professional users.

DESCRIPTION

This versatile ground floor retail unit is currently configured as a barbershop but would suit a variety of commercial uses, subject to necessary consents. The premises will be offered with vacant possession as an empty unit, providing a blank canvas for prospective tenants.

The accommodation briefly comprises:-

PRIMARY RETAIL AREA

13' 6" x 13' 1" (4.12m x 3.99m)

SECONDARY RETAIL AREA

10' 11" x 9' 5" (3.34m x 2.86m)

KITCHENETTE

Small Kitchenette with sink and space for tea and coffee making.

EXTERNAL STORE

Accessed via the courtyard at the rear of the property.

EXTERNAL WC

Accessed via the courtyard at the rear of the property.

TENURE

The property is available by way of a new Full Repairing and Insuring Lease. Exact terms are to be agreed by negotiation.

RENT

An annual rent of £4,200. Payable monthly in advance (£350 pcm).

BUSINESS RATES

2023 List: £2,100.

100% Small Business Rates Relief will be available for eligible parties.

Please contact the agents for further information on business rates and rates payable.

EPC RATING D

VIEWING

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.leasebusinesspremise.co.uk



www.bettesworths.co.uk

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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.

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