

# 10 Lower Union Lane

Ref No: 5192

Brixham, Devon, TQ5 8DY



## Ground Floor Retail Unit in Town Centre Location

Busy Location Between Brixham's High Street and Main Carpark

Retail Area Approx: 88m<sup>2</sup> (947 sq ft)

Suitable for a Variety of Uses – Subject to Consent

New Lease – Terms to be Agreed

Annual Rental of £10,000

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## DESCRIPTION

This ground floor retail premises is ideally located on Lower Union Lane, the main walkway between Brixham's main high street and the town centre car park. Brixham is a thriving seaside town and its high street benefits from high foot fall year round, with a significant boost in the summer due to the historic fishing town being a popular tourist destination. The premises is well positioned off of the main high street but still in a high footfall area.

A traditional seaside town with vibrant fishing trade and busy harbour Brixham has established itself as a popular & increasingly prestigious resort town. The Town Centre is home to a number of national occupiers and a growing array of independent retailers, cafe, restaurants and pubs.

The accommodation briefly comprises:-

## RETAIL AREA

54' 2" x 20' 0" (16.5m x 6.1m) (max)  
88m<sup>2</sup> (947 sq ft).

## STORAGE

30' 10" x 19' 0" (9.4m x 5.8m) (max)  
37m<sup>2</sup> (398 sq ft)

## KITCHENETTE

## WC

## TENURE

The property is available by way of a new Full Repairing and Insuring lease, exact terms and length to be agreed by negotiation.

## RATEABLE VALUE

2023 List: £12,750.

**Please note this is not Rates Payable.** Eligible parties will be able to claim 75% Small Business Rates Relief. Interested parties are advised to contact Bettesworths for an exact Rates Payable figure.

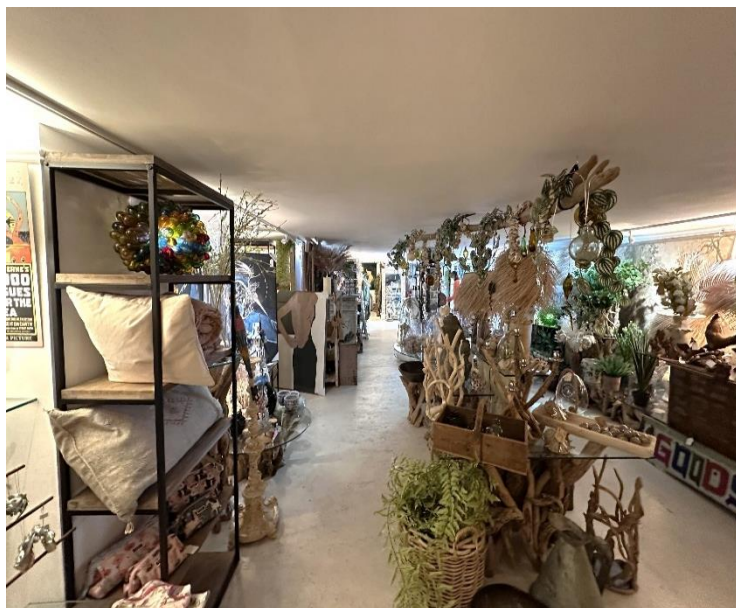
## EPC RATING B

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the 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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TQ1 1BB



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