

25 Fore Street

Ref No: 5514

Brixham, Devon, TQ5 8AA



Prominent High Street Retail Premises To Let

Suitable For a Variety of Retail, Office and Service Uses Within Use Class E

Ground Floor Accommodation Extending to Approximately 55m² (594 sq ft)

Low Cost Commercial Opportunity in the Heart of Brixham – Opposite Tesco

Benefitting from Display Window Frontage and Ancillary Staff Facilities

Annual Rental of £8,500

Interested in this property?
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



25 Fore Street

Brixham, Devon, TQ5 8AA

LOCATION

The property occupies a prominent trading position on Fore Street, Brixham's principal shopping thoroughfare. Situated directly opposite Tesco Express at the upper end of the High Street, the premises benefit from excellent visibility and consistent pedestrian footfall throughout the day.

Brixham is a thriving coastal town and popular tourist destination forming part of the Torbay conurbation. The town supports a wide range of independent retailers, cafés, restaurants and service businesses, together with a strong local residential population. The property's central position makes it ideally suited to retailers, professional services, offices, health and beauty operators, or other occupiers seeking an affordable town centre presence.

DESCRIPTION

A versatile ground floor commercial premises formerly occupied as an office. The property benefits from a glazed display frontage onto Fore Street, creating an attractive opportunity for occupiers seeking a visible High Street presence.

Internally, the accommodation comprises a front retail/sales area leading through to a series of ancillary stores and office accommodation. To the rear is a kitchenette, staff break area and WC facilities. A rear door provides access to an enclosed courtyard which is currently overgrown but offers useful space for staff amenity, bin storage and ancillary external use. The property is suitable for a wide variety of occupiers under Use Class E, including retail, office, professional services, health and wellbeing, café (subject to any necessary consents), and other commercial uses.

The premises briefly comprises:-

RETAIL AREA

23' 11" x 10' 10" (7.29m x 3.30m)

Recently installed ceiling mounted heating/cooling unit.

STORE

8' 9" x 7' 3" (2.67m x 2.22m)

STORE / OFFICE

13'2" x 9'1" (4.01m x 2.77m)

KITCHENETTE / BREAK ROOM / WC

14'6" x 10'6" (4.43m x 3.19m)

COURTYARD

TOTAL NET INTERNAL AREA

Approximately 55m² (594 sq ft)

TENURE

Available by way of a new lease. Proposed terms are a 6 year lease with tenant break option and rent review on the 3rd anniversary.

A rent deposit equivalent to 3 months rent may be required. Negotiation on terms is welcomed.

RENT

£8,500 per annum exclusive, payable monthly in advance.

BUSINESS RATES

2023 List: £6,200.

Please note this is not the rates payable amount. The property is eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

EPC RATING C

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.leasebusinesspremise.co.uk



Interested in this property?

T.01803 2120 21 bettesworths.co.uk



25 Fore Street

Brixham, Devon, TQ5 8AA



www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



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.

Interested in this property?
T.01803 2120 21 bettesworths.co.uk

