



Hans Gifts, 81 Fore Street, Brixham, Devon, TQ5 8AG
Freehold Shop with Living Accommodation
£575,000

boycebrixham
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A very rare opportunity to acquire the FREEHOLD interest of a prime harbour commercial unit with planning for residential above.

Available for the first time in over 60 years, and held in the same family since, is this iconic Brixham harbour premises. An unbeatable position on the corner of Kings Street and Fore Street, right in the heart of the bustling port. There are huge volumes of foot-fall from all directions and its specific position on the harbour ensures that anybody venturing between town and the harbour would likely travel directly past.

Having been, (and still successfully operating as) a much loved gift shop for decades, the commercial enterprise could be sold as a going concern, or could be transformed into any number of new ventures.

Currently the ground floor occupies nearly 60sqm of retail space with shop frontage on two sides visible from Fore Street, King Street and the harbour water's edge. Below the shop space is a similar size basement offering lots of storage and great scope to utilise further. Upstairs is currently storage and staff space on the first floor with a WC and Kitchen. On the second floor there are another two large rooms, kitchen, and store.

There is approved planning permission for a spacious 1-bedroom flat with independent access on the top floor, retaining accommodation or storage on the level above the shop floor.

We are delighted to offer the FREEHOLD of this substantial and unique opportunity with NO ONWARD CHAIN.

EPC RATING D (82)

Council Tax Band:



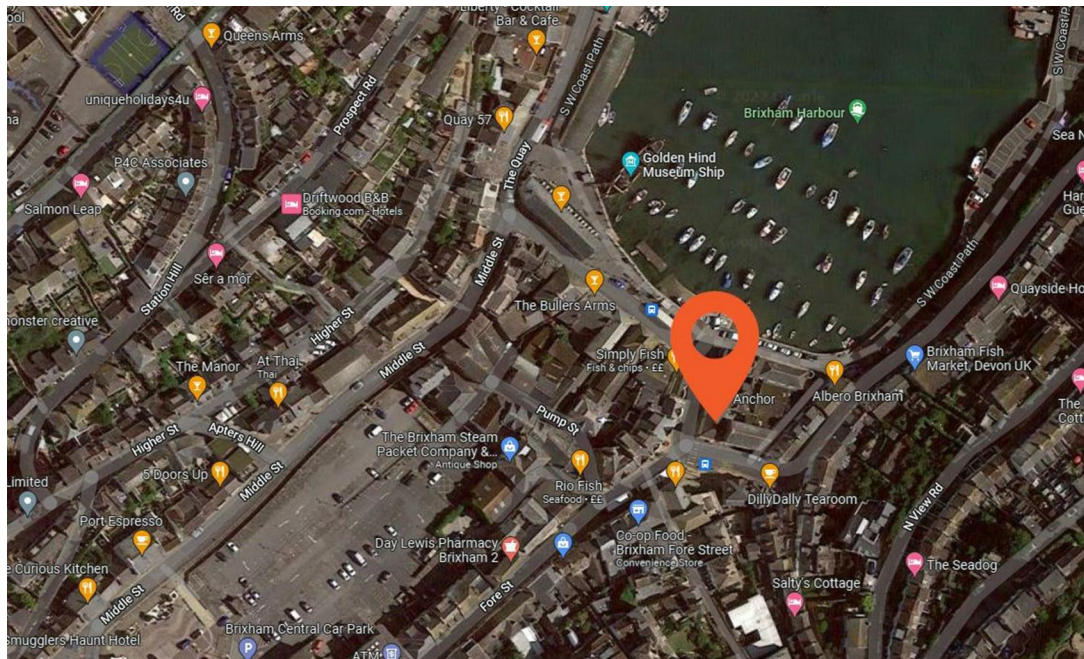
- Iconic Harbour Premises
- Exceptional Volumes Of Passing Trade
- Huge Scope For Development
- Large Basement Underneath

- Spacious Retail Unit & Dwellings
- A Well Loved Brixham Business
- A Wonderful Opportunity
- Offered With No Onward Chain



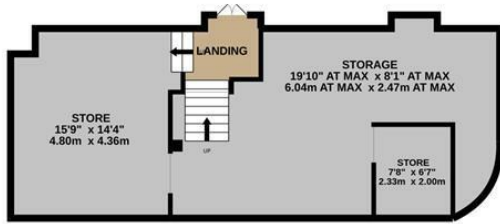
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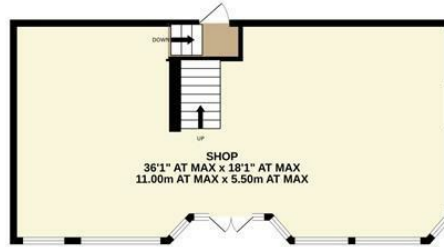


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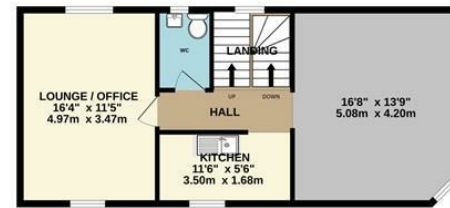
BASEMENT
643 sq.ft. (59.8 sq.m.) approx.



GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



2ND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 2434 sq.ft. (226.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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