



Shop And Flat, 100 Drew Street, Brixham, Devon, TQ5 9JY
Freehold Shop with Living Accommodation
£190,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

An opportunity to purchase a well established hairdressing salon (or retail unit) with self contained maisonette over. A flexible investment property or business opportunity. A Grade II listed semi-attached property sited in a prominent location at St. Marys Square adjacent to the Church. With character & a business which has been very much part of the community. The maisonette is currently occupied by a long-standing tenant who is paying circa £600 per calander month.

The ground floor commercial unit is currently arranged as (and has operated very successfully for around 30 years as) a well known hairdressers in a prime position overlooking the square with plenty of footfall and on-street parking. With plenty of space for three stylists and washing facilities and storage to the rear. The space would lend itself to many manner of different businesses if a hairdressers was not required.

The first and second floors occupy a super one-bedroom maisonette which is very well presented and has been looked after impeccably by the current tenant. There is a lounge to the front, enjoying a wonderful aspect over the square in the shadows of St Mary's Church. A characterful kitchen/diner is set to the rear. Upstairs on the second floor is a good sized double bedroom with exposed beams and another view over the square and a smart shower room just off.

Number 100 is believed to have been completed in 1703 (an archeological assessment was completed in 2005 by Exeter Archeology). It is a Grade II Listed end of terrace property. All sash windows and all window frames in the maisonette have been replaced.

Ground Floor Unit Commercial EPC - C rating (66)

Council Tax Band: A



- Shop (Hair Salon) & One-Bed Maisonette
- A Well Established Business Next To Church
- Grade II Listed - Completed Circa 1703
- Excellent Position With High Footfall
- Prime Location Overlooking St Marys Square
- Additional Rental Income From Maisonette
- A Landmark Property In 'Cow Town'
- Offered With No Onward Chain



boycebrixham

email property@ljboyce.co.uk call 01803 852736



boycebrixham
email property@ljboyce.co.uk call 01803 852736

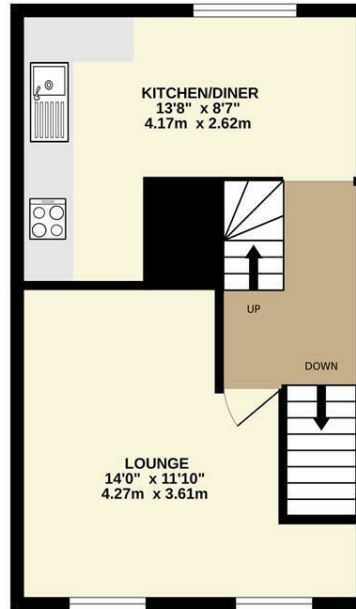
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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.
Made with Metropix ©2024

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



Current EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (91-100) A | | | |
| (81-90) 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 | |

Find us on



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.

boycebrixham

email property@ljboyce.co.uk call 01803 852736