



43 Bolton Street, Brixham, TQ5 9BZ  
Freehold Investment  
£110,000

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A rare opportunity to acquire the FREEHOLD TITLE of a prominent town centre commercial unit with a two bedroom maisonette above (held on a separately owned long lease). The ground floor commercial entity has recently traded as a successful aesthetics practice, and is still loosely arranged as such - making for an exciting opportunity to pick up a semi-ready business to run with. Alternatively the unit could suit any number of commercial purposes - or could even be turned into residential accommodation (subject to relevant permissions etc).

The location is superb for any independent business, with excellent footfall owing to its town centre location and exceptional levels of passing traffic. A large shop window to the front provides a great opportunity for an eye catching window display, regularly seen by thousands of people.

The existing arrangement makes for a very light and bright spacious 'shop floor' with four separate treatment rooms (or offices etc), two storage cupboards, a separate WC and kitchen area, with access out to a small rear courtyard.

The two bedroom maisonette occupying the first and second floors (and accessed via Glenmore Road) has off-road parking and is separately held on a 199 year lease (from 25 December 1976 with a peppercorn ground rent of £25.00 per year)



- Prominent Town Centre Location
- Light & Bright Shop Floor
- Freehold Title For Sale
- Offered With No Onward Chain
- Excellent Footfall & Passing Traffic
- Four Versatile Treatment/Office Rooms
- Two Bed Maisonette Above (on separate Lease)
- Storage, WC, Kitchen & Small Courtyard



**Council Tax Band: Exempt**



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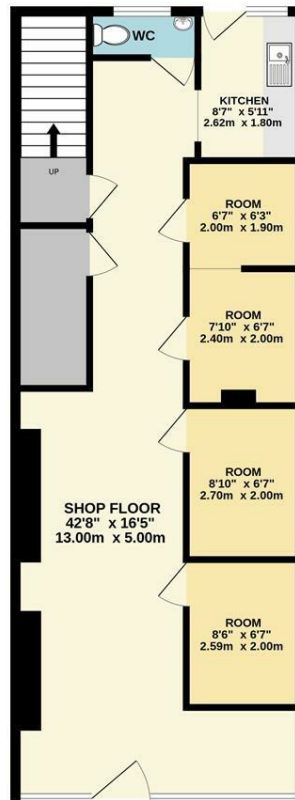
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GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C	71	71	
(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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