



54 Middle Street, Brixham, Devon, TQ5 8EJ  
Leasehold Shop with Living Accommodation  
Asking Price £20,000

**boyce**brixham  
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The property occupies a central desirable location and offers the opportunity to run a business and live at a very affordable cost. The shop is currently trading as an antiques shop that has proven very popular over the years and offers a unique opportunity in Brixham as the only antique shop. The shop has an attractive double fronted window and good storage rooms to the rear. The main shop floor is spacious and enjoys a good ceiling height. There is a separate office store room and an additional store with a WC beyond.

The property is just 100 metres from the waterfront and inner harbour and stands in a small parade of shops that lead down to the harbour from the main car park. A sunny, light and bright property with the vital 'X Factor' of having a parking space to the rear.

The accommodation over the shop is very generous and has its own front door approached via Higher Street, this does allow the property to be split or sub let should you require just one part for your own use. There is a large living room, new kitchen and a good size bathroom. There are two double bedrooms and one single.

The living accommodation has gas central heating (new boiler in (2019) and PVCu double glazing. The property electrics were also updated with a new consumer unit in 2019. There is an internal staircase down into the shop area (this could be temporarily blocked off if desired).

The tenure does offer security with over 10 years remaining on the lease. This is an ideal chance to try a new business. The original lease was a 25 year lease from 2010. N.B. The accommodation is also known as 23 Higher Street.

Accommodation is on Council Tax Band B and the shop is run on business rates currently receiving small business rate relief with nothing payable.

On top of the lease purchase price there is a £11,000 per annum rent due and an insurance cost contribution for the building which is circa £500 per annum.

Commercial EPC - C  
EPC for Flat - C

**Council Tax Band: B**



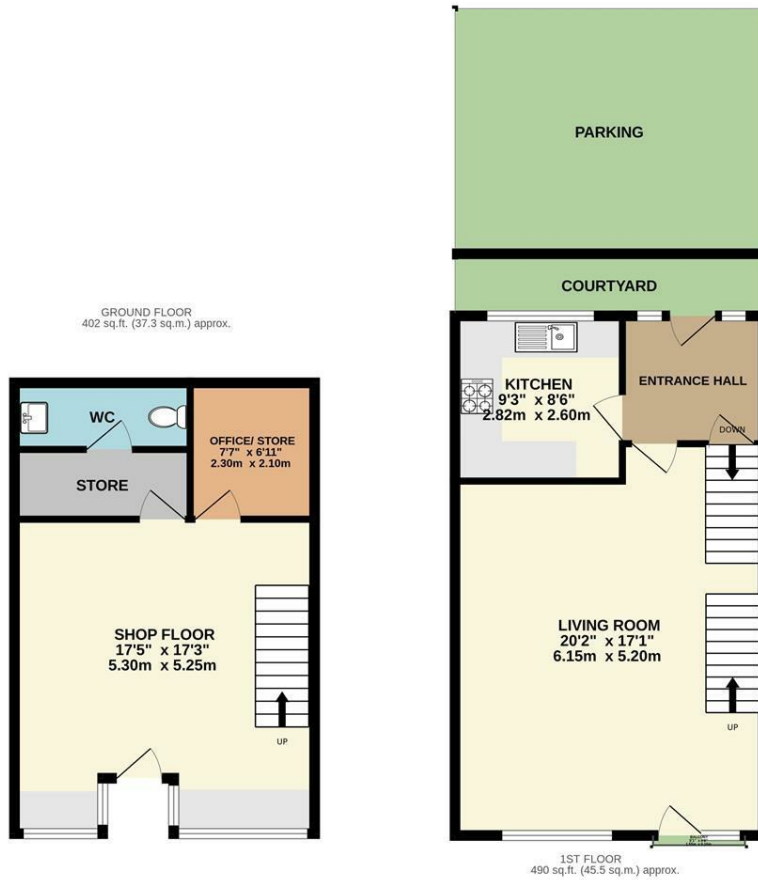
- With Parking Space Behind
- Busy Thoroughfare Leading To Harbour
- Sunny & Bright Outlook Over The Town
- An Affordable Commercial/Living Option

- Prominent Central Position Adjacent Car Park
- With Very Spacious Accommodation
- Can Be Sublet/ Including Holiday Letting
- Retail Shop Unit With 3 Bed Home Over





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TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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	A		
(81-91)	B		
(69-80)	C	71	78
(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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