



5 Fore Street, Brixham, Devon, TQ5 8AA  
Freehold Shop with Living Accommodation  
£260,000

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An exceptional opportunity to acquire the freehold of a characterful and versatile former bank building, ideally situated in the heart of Fore Street, Brixham's bustling and historic retail core. This sought-after street serves as the primary pedestrianised route between the town's residential neighbourhoods and its iconic harbourside and waterfront, making it a central hub of both commercial activity and footfall throughout the year.

Fore Street is home to a vibrant mix of independent retailers, cafés, restaurants, and local businesses, ensuring consistent visitor traffic from both locals and tourists. This property occupies a strategic position at the western end of the street, where New Road and Bolton Street—the two main access routes into town—converge, enhancing its visibility and accessibility.

#### Ground Floor Commercial Space – Approx. 125m<sup>2</sup>

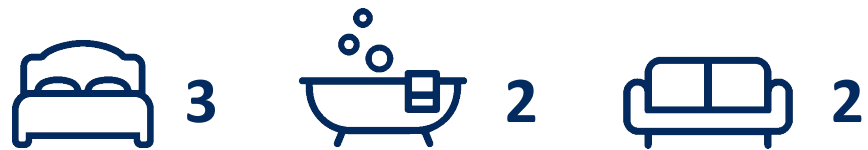
The ground floor has been previously operated as a highly successful outdoor supplies retail store for over 12 years, and offers an expansive, flexible commercial layout including: a generous shop floor area of approximately 70m<sup>2</sup>, additional staff facilities, including a staff room, two WCs, dedicated storage, and fitting rooms. High ceilings and wide frontage, ideal for retail display or customer service spaces. Potential for a variety of commercial uses (subject to necessary consents), including retail, gallery, café, studio or office use

#### First Floor Residential Accommodation – Approx. 125m<sup>2</sup>

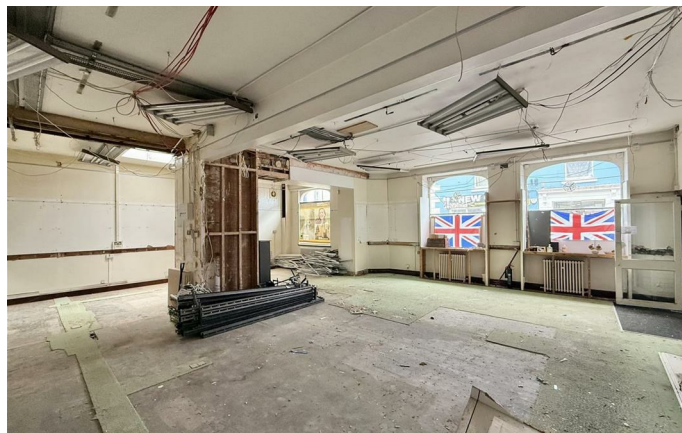
The first floor offers a spacious and well-proportioned flat with excellent scope for improvement or reconfiguration, presenting the opportunity to create a three- or four-bedroom residence, depending on layout preference. Key features include: generously sized rooms with plentiful natural light, private and sunny rear decked garden, attractive period features and high ceilings and large windows overlooking Fore Street. Ideal for owner-occupiers, long-term lets, or holiday rental potential (subject to planning where applicable) The flat has its own separate entrance and could offer strong rental returns in this high-demand area.

This property offers tremendous potential for investors, developers, or business owners alike. With its central location, flexible internal space, and strong year-round footfall, it is ideally suited to a wide range of uses—from continuing as a retail hub with residential income above, to a complete redevelopment (subject to permissions).

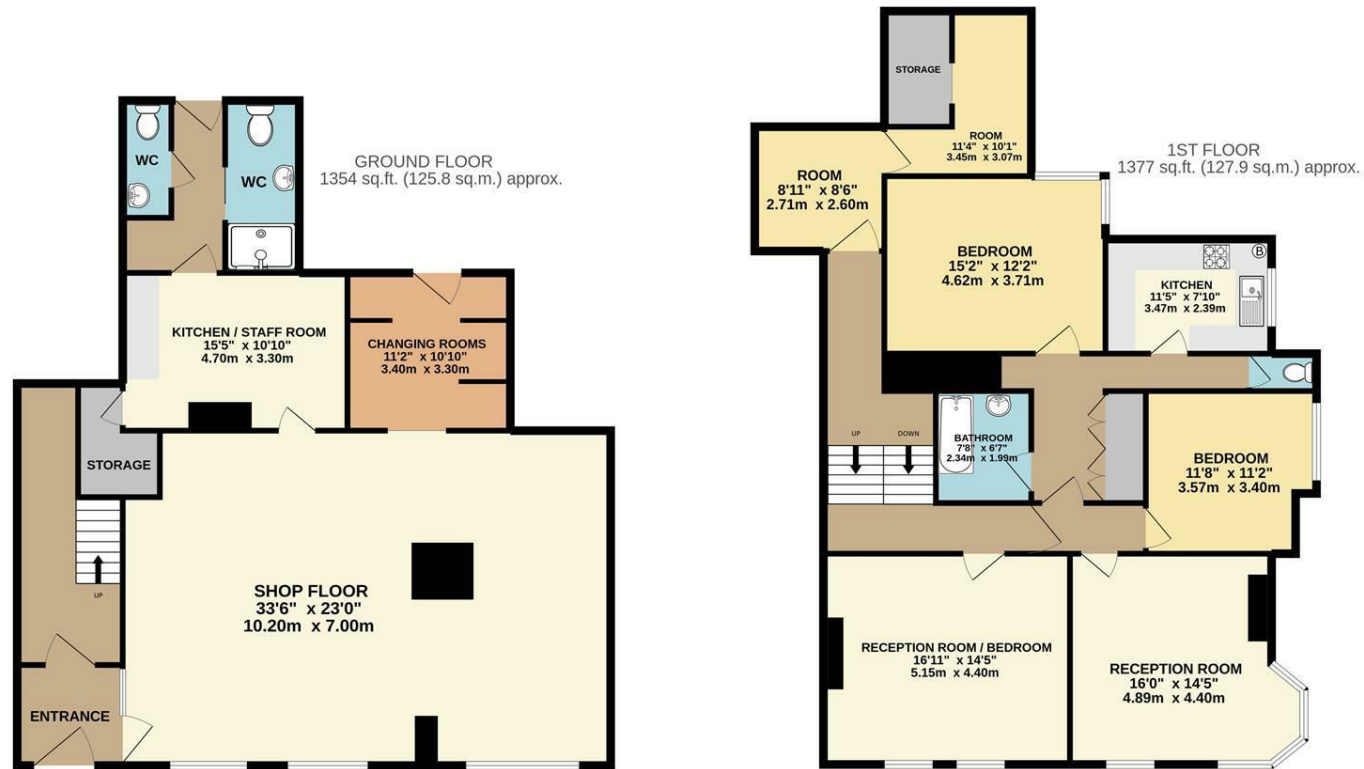
**Council Tax Band: B**



- Prominent Town Centre Location
- 70 Square Metre Shop Floor
- Historic Former Bank Building
- Substantial Freehold Offering
- Large Retail Unit With 3/4 Bed Flat Above
- Very Spacious & Characterful Flat
- Excellent Levels Of Passing Footfall
- No Upward Chain



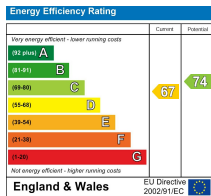




TOTAL FLOOR AREA : 2731 sq.ft. (253.7 sq.m.) approx.

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: D



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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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