

Established

RENDELLS

1816



48 Fore Street, Brixham, TQ5 8DZ £12,750 per annum

DRN01003

Situated in the popular fishing town of Brixham and located in a prominent position in the heart of Fore Street. A lock up retail unit and a two/three bedroom maisonette

Rendells - Newton Abbot
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Description

The premises are situated in the heart of Brixhams main pedestrianised street amongst the variety of national and independent retailers. Located towards the lower end of Fore Street and within close proximity to the harbour the shop benefits from a high footfall which increases during the summer months with Brixham being a vibrant fishing town and tourist destination. Comprising of a retail unit on the ground floor which is currently being run as confectioners, but suitable for a variety of uses, there is a rear entrance and basement/stock room, on the first floor there a maisonette with an open plan living room/kitchen, stairs lead to the second floor where there are two double bedrooms and a bathroom and a spiral staircase to the top floor room which benefits from open views over the surrounding area.

Accommodation

Retail area 24' 3" x 9' 0" (7.39m x 2.74m)

Glazed window to the front, tiled floor, door leading to the rear

Stairs lead down to the

Basement 18' 3" x 9' 7" (5.56m x 2.92m)

Toilet

Low level W.C., basin, extractor fan

Open plan Lounge/ Kitchen

From the rear of the retail area stairs rise to the flat with door opening into

Kitchen 11' 11" x 6' 0" (3.63m x 1.83m)

Window to the rear, matching wall and base units with roll edges worksurfaces and inset stainless steel sink drainer sink unit with chrome effect tap, space for electric cooker with hob extractor over, space and plumbing for a washing machine, step up into

Lounge

Glazed window to the front, feature stone fireplace, understair cupboard

From the entrance stairs rise to the second floor

Landing

Airing cupboard, spiral staircase to the top floor, doors opening into

Bedroom 1 11' 1" x 9' 4" (3.38m x 2.84m)

Window to the front, cupboard

Bedroom 2 13' 3" x 5' 5" (4.04m x 1.65m)

Double glazed window to the rear with open view

Bathroom

Obscure glazed window to the rear, white suite comprising of a washbasin, panelled bath with electric shower over and a low level W.C.

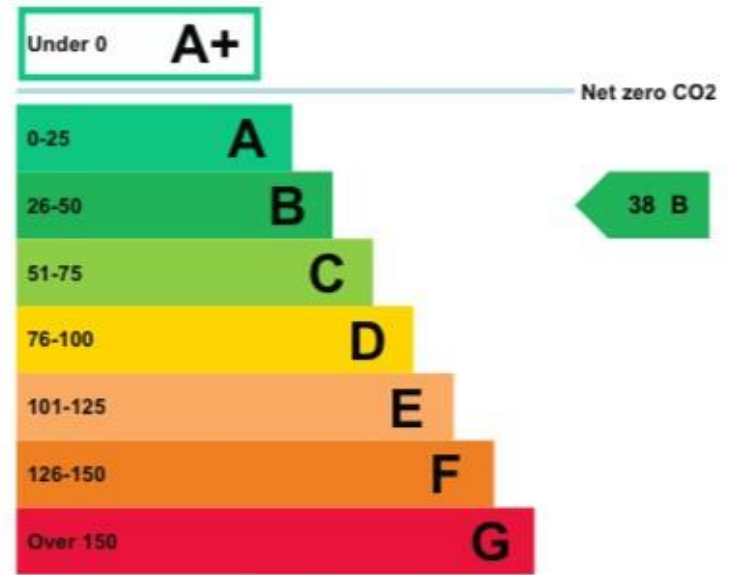
From the landing a spiral staircase rise to the top floor

Attic room 15' 9" x 9' 6" (4.80m x 2.89m)

Double glazed window to the side, double glazed skylight with open views.







Rateable Value

Current Rateable Value - £5,900 Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority Torbay Council

Tenure

The property is available by way of a new commercial full repairing and insuring lease, terms to be agreed.

Council Tax

Maisonette - A

Legal Costs

The incoming tenant will be responsible for the landlords legal costs.

Energy Performance Certificate

B

Availability

Available Now

Viewing

Viewing strictly by appointment only, please contact Rendells on 01626 353881, and select option 1

Consumer Protection from Unfair Trading Regulations 2008

1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.

2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.

3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. 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 their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.

4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

5) Any area measurements or distances referred to herein are approximate only.

6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.

8) References to the tenure of a 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 a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.