

70 Middle Street, Brixham, Devon, TQ5 8EJ
Leasehold Shop with Living Accommodation
£14,950

boycebrixham

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

Prime Harbourside Retail & Residential Opportunity – A Rare Brixham Lifestyle Investment

If you've ever dreamed of escaping the daily commute, running your own independent business by the sea and enjoying an enviable coastal lifestyle, this outstanding mixed-use property could be exactly what you've been waiting for.

Occupying a prominent position at the harbour end of Middle Street, in the heart of Brixham's thriving Independent Quarter, this exciting opportunity combines a highly visible ground floor retail premises with spacious and well-presented two-bedroom accommodation above. Offered with a brand new 10-year lease (including a tenant's break option at year five), this is a superb opportunity for entrepreneurs, retailers, creatives or anyone seeking an inspiring change of pace.

The shop occupies a prime trading position amongst an eclectic collection of successful independent retailers, galleries, cafés and specialist businesses that have helped establish Middle Street as one of Brixham's most characterful shopping destinations. Positioned alongside the iconic Broad Steps and beneath the striking mural that adorns the building's gable end, the property enjoys exceptional visibility and constant pedestrian traffic between the harbour and the town centre.

Accessed independently via the picturesque Broad Steps, the generous two-bedroom accommodation is presented in good order throughout and offers valuable flexibility. Subject to any necessary consents, it can be occupied by the business owner, let on a residential tenancy or operated as holiday accommodation, providing the potential for a valuable second income stream alongside the retail business.

Whether you're looking to launch your own venture, relocate an existing business, invest in one of South Devon's most sought-after coastal towns or simply embrace a different way of life, opportunities such as this are increasingly rare.

The property is offered with no onward chain, vacant possession and with a new 10-year lease with 5 year break clause, £11,000pa rental to the freeholder. VIEWING HIGHLY ADVISED.

EPC For Flat - Band D EPC For Shop - Band C

Council Tax Band: A

2 1 1

- Shop With Accommodation
- Highly Visible Shop Location
- Very Close To Harbourfront
- Brand New 10 Year Lease
- Versatile Lifestyle Opportunity
- Rent - £11,000 Per Year









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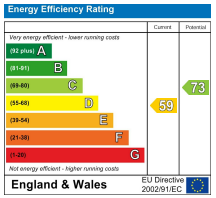
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TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

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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