13a New Road, Brixham, TQ5 8LZ
Freehold Shop with Living Accommodation
£295,000

boycebrixham

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Perfectly positioned on the level just moments from the vibrant town centre and picturesque harbour of Brixham, this substantial and highly versatile freehold property represents an exceptional opportunity for investors, developers, or buyers seeking a spacious home with strong income potential. Currently generating a combined income of £1755 per month (over 7%).

The property comprises a prominent ground floor commercial unit, a generously proportioned four-bedroom maisonette above, a large sunny rear garden, and a parcel of land to the rear housing a double garage with exciting development potential. Currently configured as three income-producing elements, the property delivers an impressive rental yield while also offering scope for enhancement and future value growth.

The ground floor commercial unit, extending to approximately 76m², occupies a visible and well-positioned trading location. It is presently leased to a successful podiatry clinic — a quiet and low-maintenance neighbour — on a 5-year lease with break clause, generating £750 per calendar month.

Above, the spacious four-bedroom maisonette provides versatile accommodation arranged over two floors. The lower level features a large double bedroom and separate bathroom, alongside the main living accommodation, while the upper floor hosts three further double bedrooms and a shower room, creating a flexible layout suitable for families or sharers. The property is presented in good overall condition, with gas central heating and UPVC double glazing, while still offering scope for cosmetic modernisation if desired. The maisonette currently produces £895 per calendar month in rental income. Externally, the maisonette benefits from a private and sunny courtyard, which opens down to a particularly generous rear garden extending approximately 75ft, providing an excellent outdoor space rarely found so close to the town centre. Council Tax Band B

Beyond the garden lies an additional parcel of land accessed from Lower Manor Road, currently occupied by a double garage and let at £110 per calendar month. Importantly, comparable nearby sites have recently been sold with development potential in mind, suggesting a similar opportunity here, subject to the necessary consents. Individually, this parcel of land is estimated to hold a value of £50,000+, presenting a further exciting prospect for resale or personal development.

Altogether, this is a rare and compelling mixed-use opportunity in a highly convenient coastal location, offering multiple income streams today alongside clear potential for future uplift.

Council Tax Band: B

4 2 2

- An Exciting Opportunity!
- Four Bedroom Maisonette
- Offered With No Onward Chain
- 3 Separate Income Streams
- Commercial Unit + Dbl Garage
- Freehold - Council Tax Band B

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TOTAL FLOOR AREA : 1945 sq.ft. (180.7 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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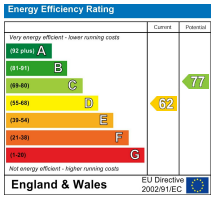
Current EPC Rating: D



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