

Unit 3, Torbay Trading Estate New Road, Brixham, TQ5 8NF
Freehold Industrial Unit
£165,000

boycebrixham

email property@ljboyce.co.uk call 01803 852736

An excellent opportunity to acquire a substantial and highly versatile commercial premises, conveniently positioned within the established Torbay Trading Estate in Brixham. Offering approximately 1,933 sq ft (179.6 sq m) of accommodation arranged over two floors, the property provides flexible workshop, storage and ancillary space suitable for a wide variety of commercial occupiers. The premises are offered with the significant benefit of two allocated parking spaces.

The ground floor extends to approximately 1,047 sq ft (97.2 sq m) and is predominantly arranged as a large open-plan workshop, measuring approximately 36'3" x 29'2" at its maximum points. The open nature of the accommodation lends itself particularly well to workshop, manufacturing, storage or other commercial operations, with a useful separate store and direct external access. A staircase connects the ground floor with the substantial accommodation above.

The first floor provides a further approximately 718 sq ft (66.7 sq m) and offers another generous open-plan working area, currently utilised in connection with the existing woodworking/joinery business. Good levels of natural light are provided through extensive roof glazing, while fitted storage provides useful additional space. This floor also incorporates a kitchen area and separate WC, providing practical facilities for day-to-day commercial occupation.

Externally, Unit 3 benefits from two allocated parking bays, while Torbay Trading Estate provides an established commercial setting just off New Road, conveniently positioned for Brixham and onward connections towards Paignton, Torquay and the wider South Devon area. The location combines the practicality of an established trading estate with the unusual advantage of being within easy reach of Brixham town centre and harbour.

Of particular interest, purchasers are also offered the opportunity to acquire the immediately adjoining unit for an additional £50,000. This comprises a large garage/lock-up together with an additional parking space directly in front, providing an excellent opportunity for a buyer requiring further secure storage, garaging or supplementary commercial space alongside the main premises. Overall, Unit 3 represents a relatively rare opportunity to acquire a versatile commercial property in Brixham, with substantial workshop accommodation, ancillary facilities and parking, together with the option to significantly enhance the holding through the purchase of the neighbouring unit.

**Council Tax Band:**

null null null

- Approx. 1,933 sq ft accommodation
- Established Brixham trading estate
- Workshop, kitchen and WC facilities
- Versatile two-storey commercial premises
- Two allocated parking spaces
- Adjacent garage available for £50,000










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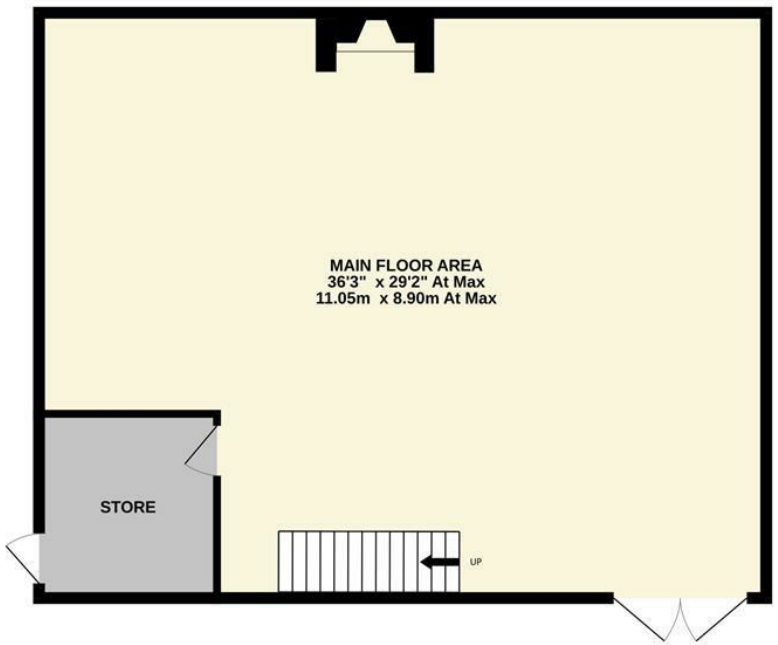


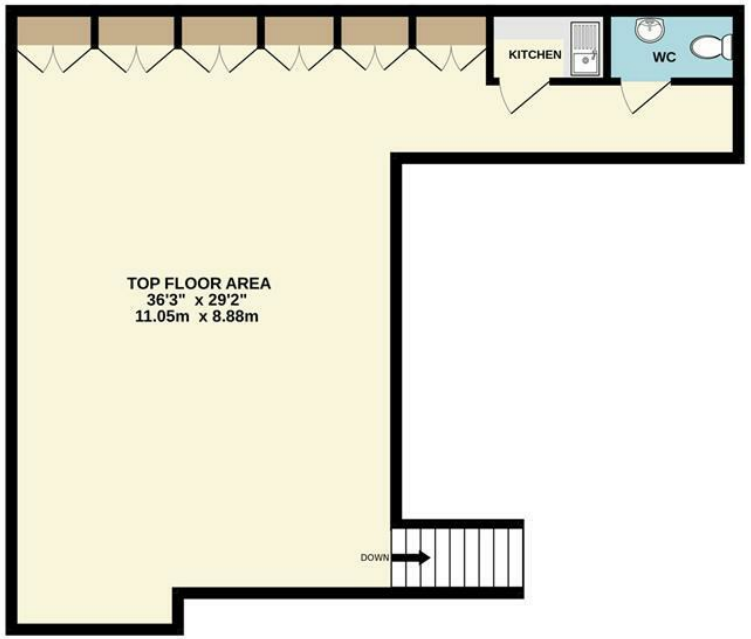
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GROUND FLOOR
1047 sq.ft. (97.2 sq.m.) approx.

1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.





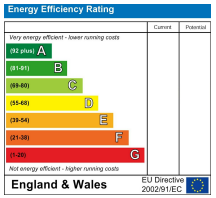


PARKING BAYS
168 sq.ft. (15.6 sq.m.) approx.

TOTAL FLOOR AREA : 1933 sq.ft. (179.6 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:




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