



9 The Quay, Brixham, TQ5 8AW

Eric Lloyd
&Co.

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Offers in the Region Of £250,000 Freehold

Prime harbour-side commercial opportunity – Approximately 2,100 sq ft – Three floors of storage above a ground-floor shop

Occupying an enviable position directly on Brixham's picturesque Quay, this GRADE II LISTED commercial property represents a rare opportunity to acquire a substantial commercial property in one of the town's most prominent and sought-after trading locations.

The property currently comprises a ground-floor shop/retail area, extending to approximately 47 sq m (501 sq ft), with three further floors providing extensive storage along with a bathroom and two kitchenettes. In total, the property offers approximately 195 sq m (2,100 sq ft) of internal floor area, providing considerable scope for a variety of commercial uses, subject to the necessary consents. The ground floor provides an attractive shop area measuring approximately 6.42m x 6.15m (21'1" x 20'2"), together with a useful rear storage room. The upper floors provide a mixture of storage rooms, kitchen facilities and bathroom accommodation. The accommodation is arranged over four floors and offers excellent flexibility for an incoming purchaser.

The property's exceptional waterfront location is undoubtedly one of its greatest assets. Positioned directly on The Quay, it benefits from the considerable footfall generated by Brixham's bustling harbour, independent shops, cafés, restaurants, fishing fleet and tourist attractions. The setting provides an excellent opportunity for a business looking to establish itself in a highly visible and characterful part of the town.

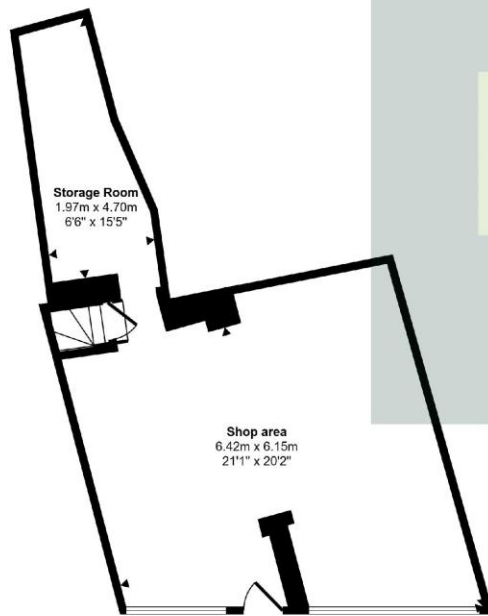
There is significant potential for alternative uses, reconfiguration or redevelopment, subject to obtaining the necessary planning permissions and consents. As seen from the front elevation an old doorway is still visible, this used to lead upstairs. Subject to planning permission and consent it might be possible to reuse this. The property's size, four-storey configuration and location could lend itself to a number of exciting possibilities, whether continuing as a commercial premises, creating a new retail or hospitality venture, or exploring alternative development opportunities.

This is an increasingly rare opportunity to acquire a substantial freehold commercial property in a prime harbour-side position within Brixham.

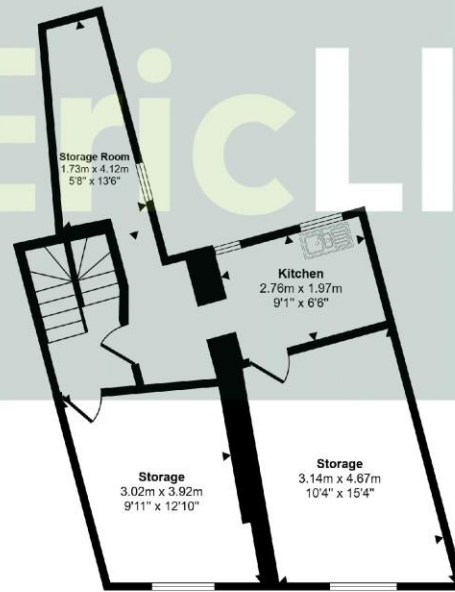
Please note the shop is currently business rates, however the maisonette above is council tax band A.



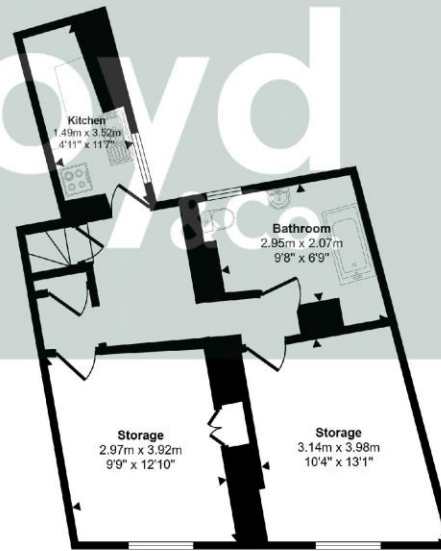
Approx Gross Internal Area
195 sq m / 2100 sq ft



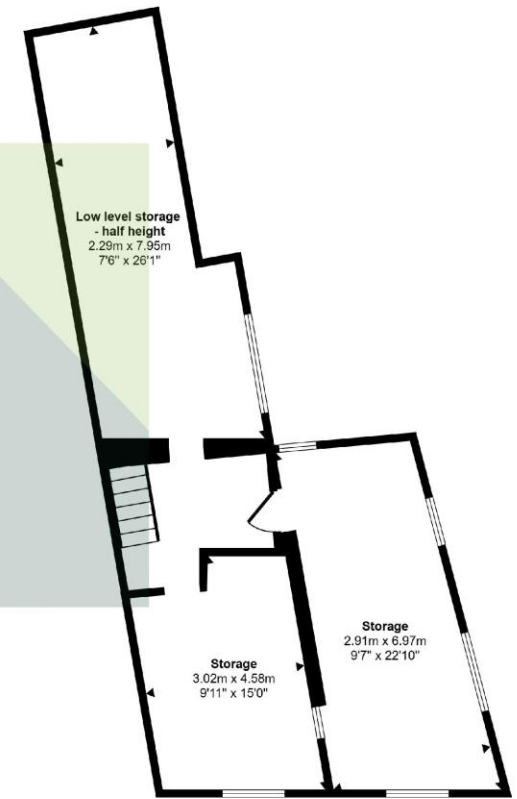
Ground Floor
Approx 47 sq m / 501 sq ft



First Floor
Approx 46 sq m / 494 sq ft



Second Floor
Approx 45 sq m / 485 sq ft



Third Floor
Approx 58 sq m / 620 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: Exempt Grade II listed

COUNCIL TAX BAND: Currently on business rates

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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