



54 Middle Street, Brixham, Devon, TQ5 8EJ  
Leasehold Shop with Living Accommodation  
Price £5,000

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A RARE OPPORTUNITY TO ACQUIRE AN ESTABLISHED SHOP WITH SPACIOUS THREE-BEDROOM LIVING ACCOMMODATION ABOVE, WITH ESSENTIALLY NO PREMIUM BEING CHARGED FOR THE LEASE. The buyer is simply being asked to make a contribution towards the seller's costs, making this a particularly accessible opportunity to establish a business in central Brixham. There are approximately nine years remaining on the lease, with an annual rent of £11,000 plus a building insurance contribution of approximately £500 per annum.

The property occupies an excellent position just 100 metres from Brixham's waterfront and inner harbour, within a small parade of shops leading from the main car park towards the harbour. Currently trading as a popular antiques shop, the commercial accommodation includes an attractive double-fronted display window, spacious main retail area with good ceiling height, separate office/store, further storeroom and WC. A particularly valuable bonus in such a central location is the parking space to the rear.

Above the shop is surprisingly generous three-bedroom living accommodation with its own independent entrance from Higher Street, where it is also known as 23 Higher Street. This provides useful flexibility and potential for the residential and commercial elements to be occupied separately or sublet, subject to the lease and any necessary consents. The accommodation comprises a large living room, modern kitchen, good-sized bathroom, two double bedrooms and a further single bedroom. There is also an internal staircase connecting the accommodation with the shop below.

The flat benefits from gas central heating, with a boiler installed in 2019, PVCu double glazing and updated electrics including a new consumer unit in 2019.

With approximately nine years remaining from the original 25-year lease granted in 2010, the key attraction is the exceptionally low initial cost of taking over the lease. Rather than paying a substantial premium, the incoming buyer is essentially just contributing towards the seller's costs – an unusual opportunity to secure both business premises and substantial living accommodation in the heart of Brixham.

The residential accommodation is Council Tax Band B. The shop currently benefits from Small Business Rate Relief with nothing payable, subject to the incoming occupier's eligibility.

Commercial EPC – C  
Residential EPC – C

**Council Tax Band: B**

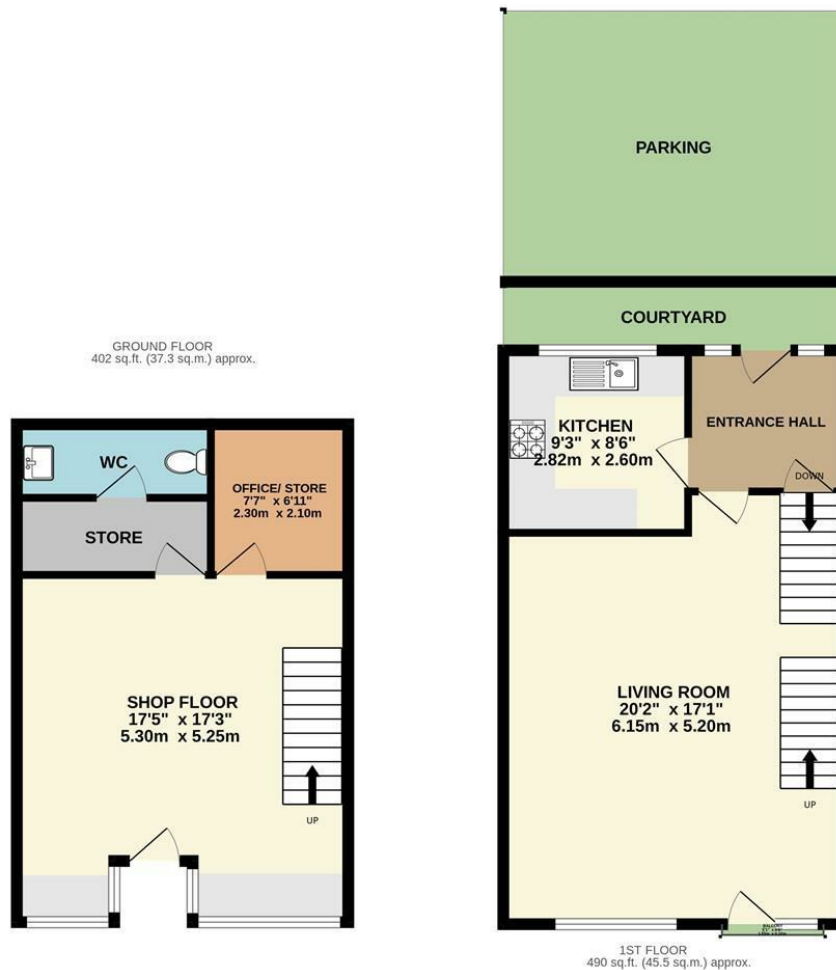


- Essentially No Premium For Lease
- Nine Lease Years Remaining
- Sunny & Bright Outlook Over The Town
- With Parking Space Behind
- With Very Spacious Accommodation
- Can Be Sublet/ Including Holiday Letting



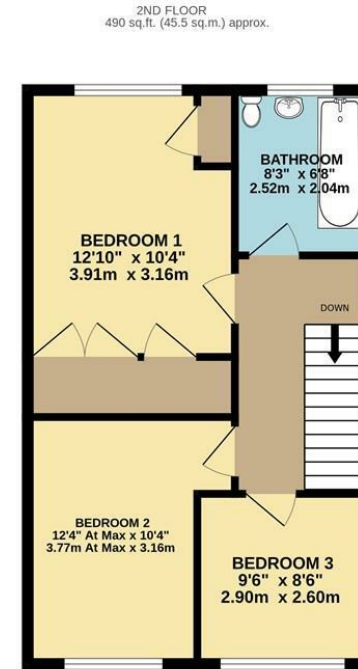
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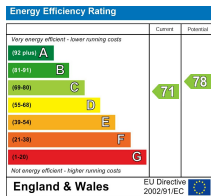


TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.

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: C



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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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