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48 Middle Street

Brixham, Devon, TQ5 8EJ



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Mixed-Use Property with Retail Investment and Residential Project
Ground Floor Shop Let at £6,000 Per Annum
Spacious Three-Bedroom Maisonette Arranged Over Three Floors
Vacant Residential Requiring Refurbishment - Value-Add Potential
Attractive Views Over Brixham Valley from Upper Floors

LOCATION

The property is situated along Middle Street in Brixham, forming part of a well-established independent retail parade off the main high street. This secondary trading position benefits from its links to both the high street and harbourside making it a busy location, especially in the summer months with the addition of tourists.

Its proximity to the town centre ensures access to a range of amenities, transport links, and services, making it an appealing spot for independent retailers and service providers. The residential accommodation above benefits from an elevated position with pleasant outlooks across Brixham Valley, enhancing its appeal for owner-occupiers or tenants seeking a balance of convenience and outlook.

DESCRIPTION

This mid-terraced mixed-use property comprises a ground floor retail unit with ancillary accommodation to the rear, alongside a self-contained three-bedroom maisonette accessed via a side passageway. The shop is currently let to a local art gallery on a rolling two-month lease, producing £6,000 per annum. Internally, it is arranged with a front retail area and rear storerooms and staff facilities, making it suitable for a range of commercial uses.

The residential element is arranged over the first, second, and third floors and is currently vacant, having been previously tenanted. The flat requires refurbishment, presenting a strong opportunity for purchasers to enhance value through modernisation and reconfiguration. The upper floors are well-proportioned and benefit from UPVC double glazed sash windows to the front, allowing for good natural light and attractive views.

The third-floor attic conversion provides a generous master bedroom, albeit with some restricted head height, offering character and additional space. Overall, the property represents an excellent opportunity for investors or owner-occupiers seeking a mixed-use asset with income and asset management potential.

Ref No: 5462

£210,000 Freehold

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The accommodation briefly comprises:-

RETAIL UNIT

Gross Internal Area Approx. 64m² (689 sq ft).

Arranged as retail area, 2x stock rooms, kitchenette and WC.

GROUND FLOOR (RESIDENTIAL ACCESS)

Hallway with stairs leading to first floor.

FIRST FLOOR

LIVING ROOM

20' 10" x 12' 7" (6.34m x 3.84m)

KITCHEN

11' 0" x 10' 5" (3.36m x 3.18m)

SECOND FLOOR

BEDROOM

11' 11" x 12' 7" (3.62m x 3.83m)

BEDROOM

12' 8" x 8' 10" (3.87m x 2.68m)

BATHROOM

11' 1" x 10' 6" (3.37m x 3.19m)

SEPARATE WC

8' 2" x 3' 9" (2.49m x 1.15m)

THIRD FLOOR (ATTIC CONVERSION)

MASTER BEDROOM

17' 5" x 19' 7" (5.32m x 5.96m) (gross)

Restricted head height with usable standing area of approximately 2.57m x 5.96m.

TENURE

Freehold.

The commercial unit is let on a rolling two-month lease. The residential accommodation is currently vacant.

RENT SCHEDULE

Ground Floor Shop – £6,000 per annum (rolling lease).

PRICE

An asking price of £210,000.

EPC RATINGS

Flat (48a) – D.

Shop – Expired (previously rated E).

RATEABLE VALUE

2026 List: £7,500. Please note this is not Rates Payable. 100% Small Business Rates Relief will be available for eligible parties.

COUNCIL TAX BAND A

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

VIEWING

Is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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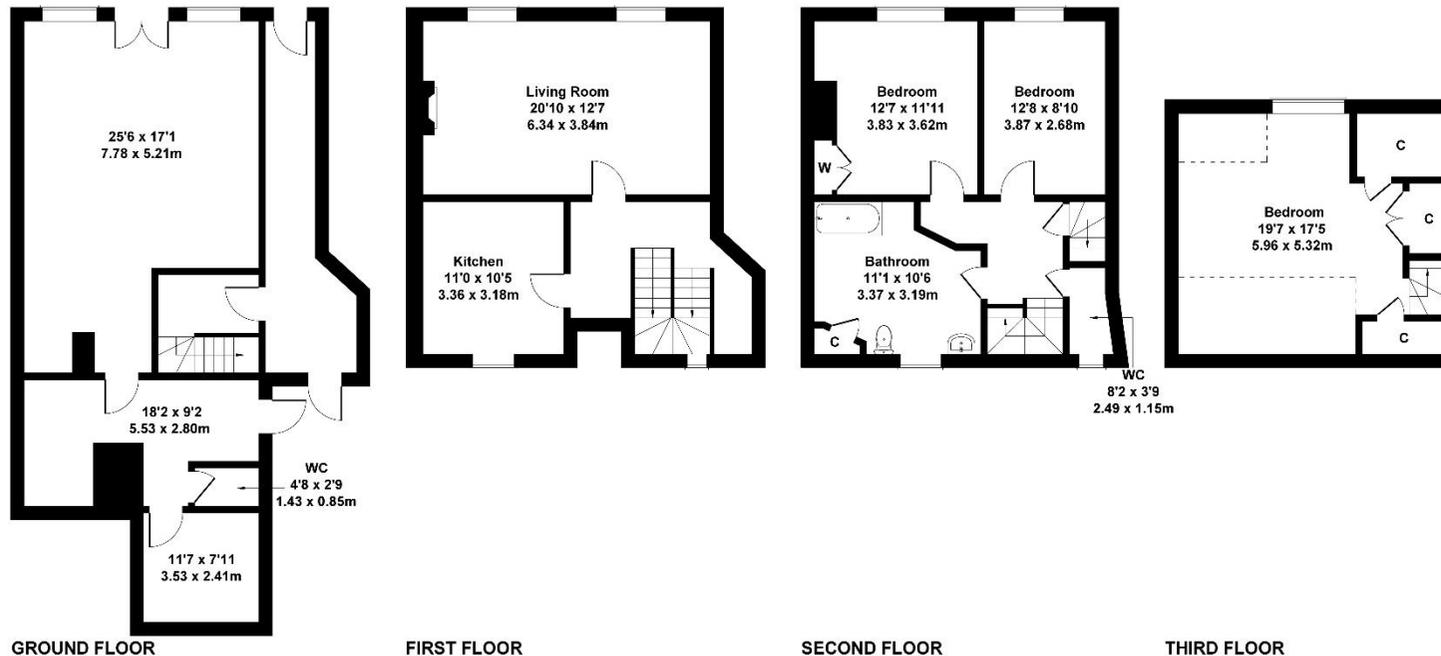


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Approximate Gross Internal Area
2174 sq ft - 202 sq m



Not to Scale. Produced by The Plan Portal 2026
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www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



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