

Newly Refurbished Premises at 52 Fore Street

Ref No: 5213

Brixham, Devon, TQ5 8DZ



Newly Refurbished Versatile Commercial Unit on Brixham's High Street

Flexible Floor Space Over 1st & 2nd Floors

Net Internal Area Approx: 84m² (904 sq ft)

Prominent Town Centre Location

Eligible for 100% Small Business Rates Relief

Annual Rental Of £5,400

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



Newly Refurbished Premises at 52 Fore Street

Brixham, Devon, TQ5 8DZ

LOCATION

Brixham is a thriving harbour town situated on the South Devon coast, known for its working fishing port and popular with both residents and tourists. 52 Fore Street occupies a prominent position on the town's main high street, benefitting from high footfall and easy access to nearby shops, amenities and public transport links.

DESCRIPTION

The premises comprise two-storey accommodation over the first and second floors of a period high street building. The premises is accessed via a private ground floor entrance lobby, with internal stairs leading to the main office accommodation. The property is attached to a busy pharmacy and although set up for office usage, the space may be suitable for alternative complementary uses clinic-type operators.

The first floor of the premises features a bright and spacious open plan office, finished to a modern standard, with electric heating, and timber sash windows. A staff kitchenette and WC are also situated on the first floor. Suitable for a variety of uses such as office, studio or salon.

The second floor is arranged as three individual offices and two storerooms, providing flexible workspace.

The accommodation briefly comprises:-

GROUND FLOOR ENTRANCE LOBBY

With suitable area for advertising, stairs leading to:-

FIRST FLOOR

(Approx. 41m²).

OPEN PLAN WORKSPACE

38' 3" x 15' 5" (11.66m x 4.692m) (max)

KITCHENETTE

WC

SECOND FLOOR

(Approx. 43m²)

ROOM 1

14' 1" x 9' 2" (4.29m x 2.79m)

ROOM 2

11' 9" x 9' 2" (3.58m x 2.79m)

ROOM 3

11' 9" x 9' 2" (3.59m x 2.79m)

STOREROOM

10' 0" x 6' 4" (3.06m x 1.92m)

STOREROOM

11' 1" x 5' 7" (3.39m x 1.70m)

TOTAL NET INTERNAL AREA

84m² (904 sq ft)

TENURE

The property is available by way of a new lease, with exact lease terms to be agreed on negotiation.

RENT

£5,400 per annum, exclusive.

BUSINESS RATES

2026 List: £9,200

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

LEGAL COSTS

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

EPC RATING D

VIEWING

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

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk

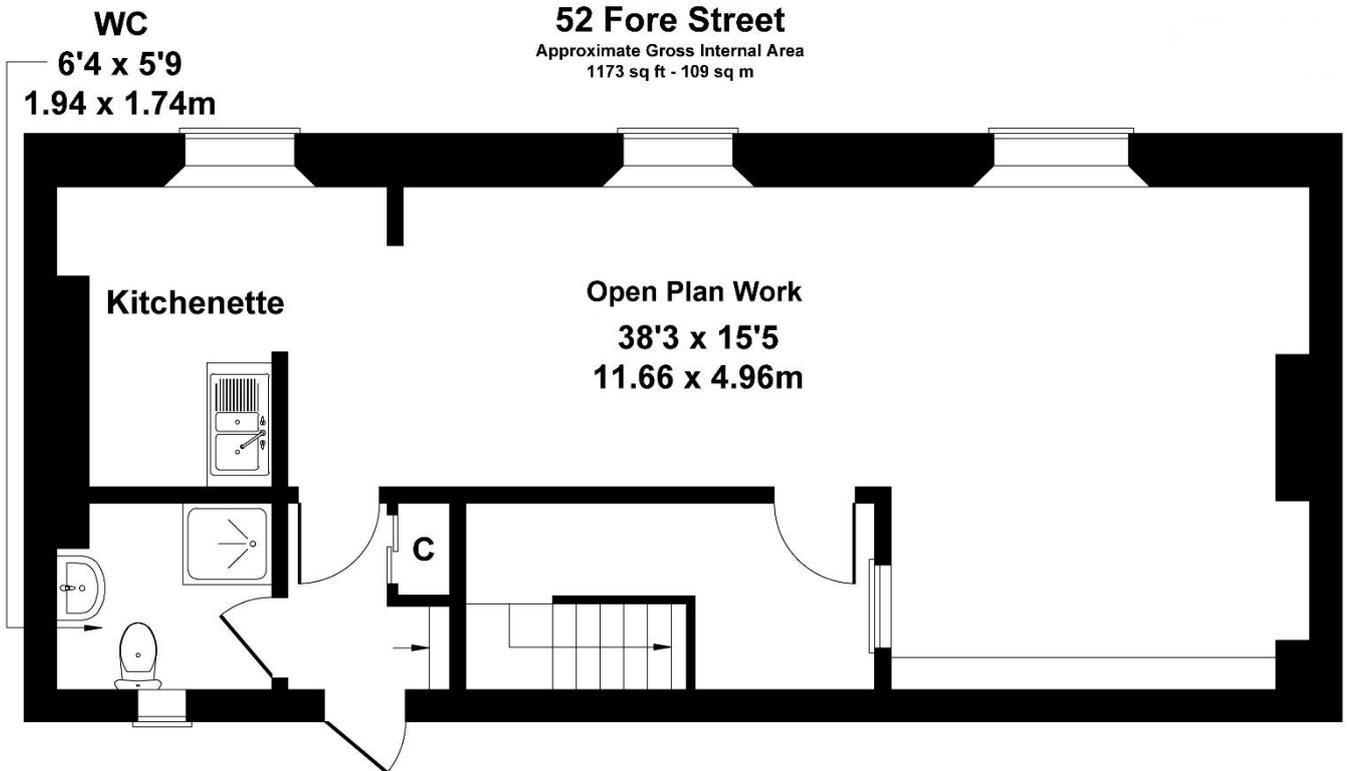


Family Business
3 Generations
Since 1943

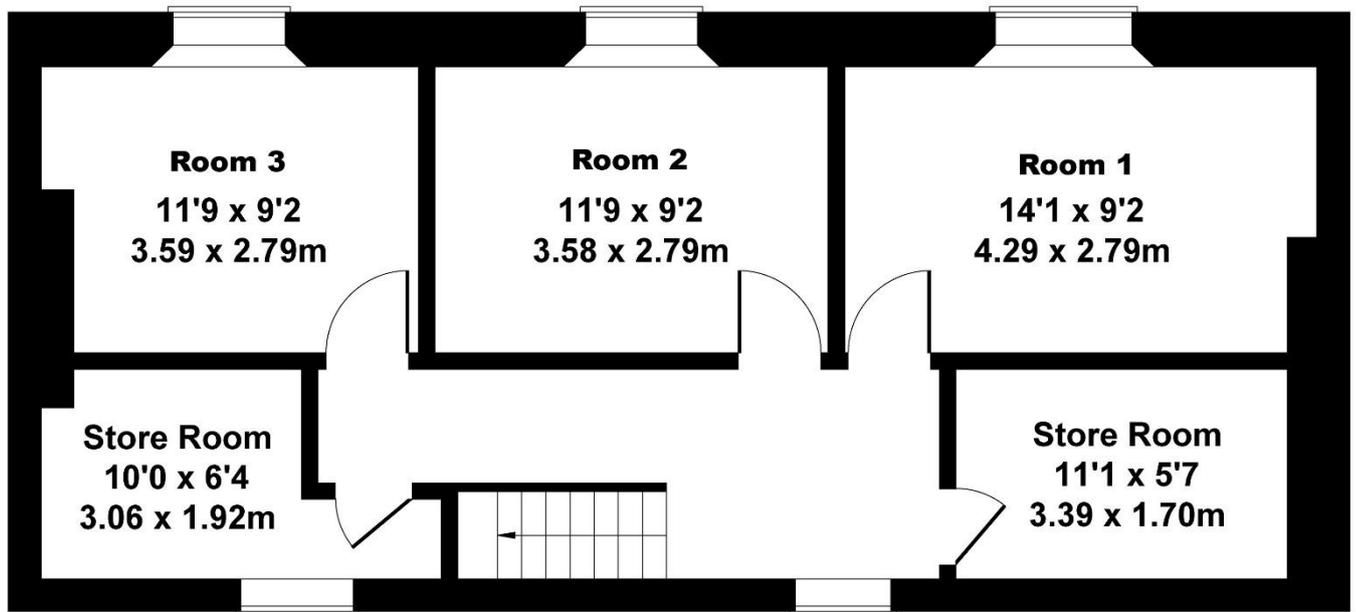


Newly Refurbished Premises at 52 Fore Street

Brixham, Devon, TQ5 8DZ



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk





Newly Refurbished Premises at 52 Fore Street

Brixham, Devon, TQ5 8DZ



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 2120 21 bettesworths.co.uk

