



1 King Street

Brixham, Devon, TQ5 9TF



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**Freehold Mixed-Use Premises in Harbourside Location
Ground Floor Café Premises with Alcohol Licence
Connected Spacious Two-Bedroom Maisonette Above
Private Courtyard & Side Yard with Potential for Trade Use
Vacant Possession – Previously Let at £16,000 Per Annum**

LOCATION

1 King Street occupies a prominent position just off of Brixham Harbour, a picturesque and bustling location on the English Riviera. This central spot enjoys strong footfall from tourists and locals alike, benefiting from proximity to shops, restaurants, and the town's thriving fishing port. This setting is ideal for an owner-occupier looking to trade in a vibrant destination town. With its proximity to the harbour, the property is especially suited to a hospitality operator or a lifestyle buyer looking to combine work and living in a scenic seaside town.

DESCRIPTION

This attractive freehold mixed-use property presents an excellent lifestyle opportunity. The premises comprise a ground floor café and a well-appointed two-bedroom maisonette above, with the added benefit of a rear patio and secure side yard.

The café, previously let at £16,000 per annum, is offered with vacant possession and retains its premises licence for alcohol sales. The internal seating area accommodates approximately 16 covers and is complemented by a serving counter with integrated shelving, cupboards, and sink. A commercial kitchen lies beyond, fitted with electric equipment which is included in the sale. Ancillary space includes a customer WC and store, with access to the rear courtyard which could serve as either private outdoor space or additional customer seating. The side yard, accessed via a gate, offers practical storage or further potential for trade use.

The maisonette is accessed internally between the trade area and kitchen. The first floor comprises a large, bright lounge/diner with views over King Street and an adjoining fitted kitchen. A well-appointed shower room completes the floor. The second floor includes two bedrooms—a large double with freestanding, plumbed-in bath and a smaller single room.

The property offers versatility, either for continued use as a café, conversion to an alternative hospitality use (such as a wine bar or delicatessen), or even full residential use, subject to consents.

Ref No: 5295

£280,000 Freehold

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The accommodation briefly comprises:-

GROUND FLOOR

RETAIL/CAFE AREA

23' 11" x 18' 4" (7.296m x 5.597m)
(Approx. 16 covers).

SERVING AREA/COUNTER

Fitted with shelving, cupboards, and sink.

KITCHEN

9' 7" x 6' 1" (2.92m x 1.859m)
Fitted with electric catering equipment.

STORE & WC

With access to rear courtyard.

FIRST FLOOR

LOUNGE/DINER

22' 11" x 12' 2" (6.979m x 3.698m)
Spacious and bright with street views.

KITCHEN

12' 3" x 8' 5" (3.724m x 2.556m)
Fitted with wall and floor cupboards, sink, hob, oven and white goods.

SHOWER ROOM

Modern fit-out.

SECOND FLOOR

BEDROOM

23' 10" x 9' 5" (7.261m x 2.881m)
Double bedroom with freestanding bath.

BEDROOM

8' 8" x 7' 1" (2.643m x 2.154m)
Single bedroom.

TENURE

Freehold with vacant possession.

SALE PRICE

An asking price of £280,000.

BUSINESS RATES

2023 List: £3,700

Eligible for 100% small business rates relief. Interested parties are advised to contact the agents for further information on Business Rates.

LEGAL COSTS

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

COUNCIL TAX

Band A (maisonette).

EPC RATING E

VIEWING

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

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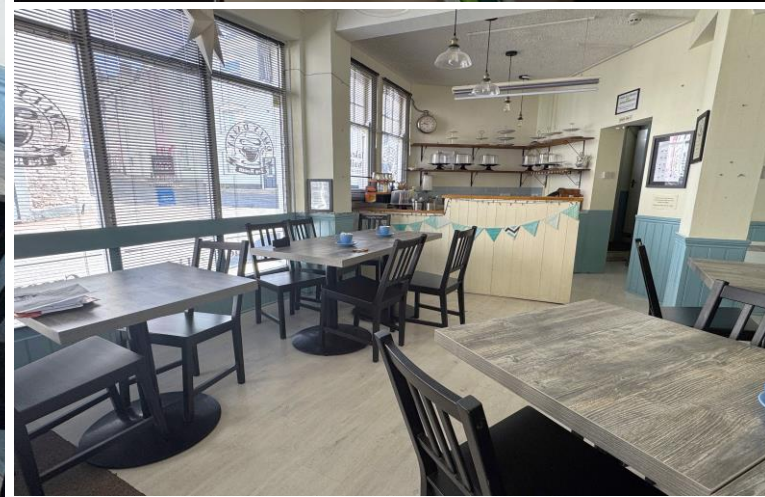


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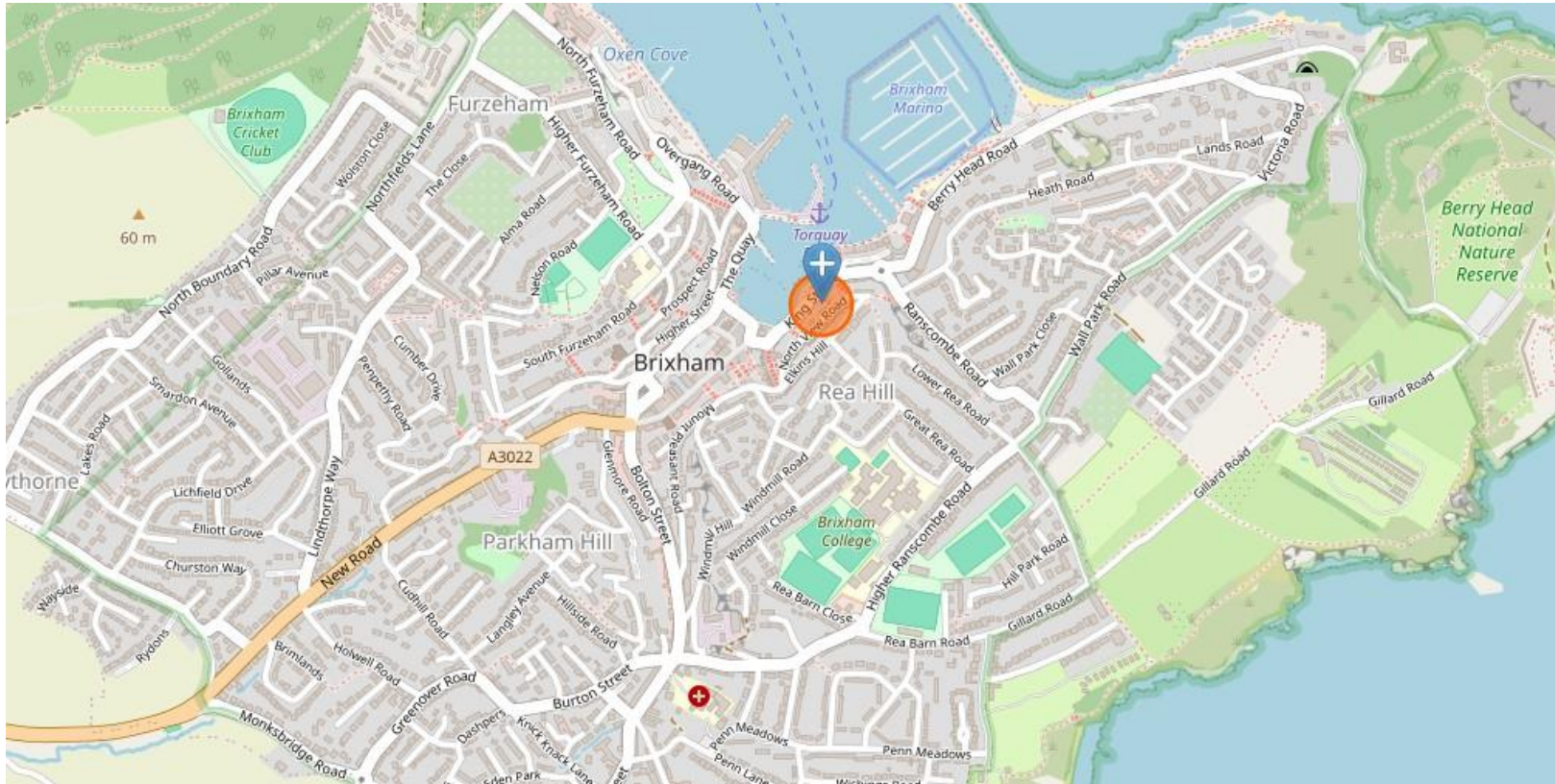


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