



56 Middle Street, Brixham, TQ5 8EJ
Leasehold Shop with Living Accommodation
£23,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A rare chance to acquire a desirable retail shop with three-bedroom accommodation above in a central harbourside location and offers the opportunity to run a business and live at a very affordable cost. The shop is currently trading as a successful retail unit that has proven very popular over the years and offers a prized opportunity on one of Brixham's most popular spots. The shop has an attractive double fronted window and good storage rooms to the rear. The main shop floor is spacious and enjoys a good ceiling height. There is a separate office/store room and an additional store with a smartly presented WC beyond.

The property is just 100 metres from the waterfront and inner harbour, standing in a small parade of proudly independent shops that lead down to the harbour from the main car park. A sunny, light and bright property with the vital 'X Factor' of having a parking space to the rear.

The accommodation over the shop is well presented and very generous - with its own front door approached via Higher Street (known as 23a Higher Street), this does allow the property to be split, or sub-let should you require just one part for your own use with additional rental income. Currently operating as a successful holiday let, there is a large living room, enjoying lovely open views South and filling the room with light. The kitchen is again superbly presented. There are two double bedrooms and one spacious single allowing for plenty of versatility as either a holiday let, rental or very convenient residential accommodation. The flat can be sold as 'fully furnished' by negotiation, meaning that a new owner can get up-and-running with immediate effect.

The living accommodation enjoys efficient, electric heating and PVCu double glazing making it an affordable property to run. For added convenience, there is a (lockable) internal staircase down into the shop area, which could be temporarily blocked off if required.

The tenure does offer security with over 10 years remaining on the lease. This is an ideal chance to try a new business. The original lease was a 25 year lease from 2010.

Accommodation is on Council Tax Band B and the shop is run on business rates currently receiving small business rate relief with nothing payable.

On top of the lease purchase price there is a £11,000 per annum rent due and an insurance cost contribution for the building which is circa £500 per annum.

Commercial EPC - C
EPC for Flat - C

Council Tax Band: B



- With Parking Space Behind
- Busy Thoroughfare Leading To Harbour
- Sunny & Bright Outlook Over The Town
- An Affordable Commercial/Living Option

- Prominent Central Position Adjacent Car Park
- With Very Spacious Accommodation
- Can Be Sub-Let / Including Holiday Letting
- Retail Shop Unit With 3 Bedroom Accommodation Above



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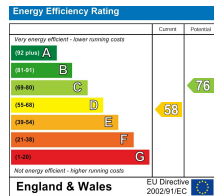
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TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.

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: D



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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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