



TO LET: Prime 62.1m² (668sq ft) Retail Unit
13 Fore Street, Brixham, TQ5 8AA
New Lease Available Rent £12,000pa

WAYCOTT'S 
Established 1878

Retail Unit at 13 Fore Street, Brixham, Devon, TQ5 8AA

New Lease – Rent £12,000pa

Location

Situated at the upper end of Fore Street, Brixham's pedestrianised High Street the location for a variety of large independent traders including Boots, Tesco, Co-op, Superdrug and Costa Coffee.

Brixham town centre has excellent parking provision within easy reach.

Description

A lock up retail shop which has been trading successfully as a health food shop which is closing due to the lease end and retirement.

The unit is suitable for a variety of uses subject to any necessary consents.

Accommodation

| Floor | Description | Area m ² /unit |
|---------------|-------------|---------------------------|
| Ground Retail | Zone A | 37.2 |
| Ground Retail | Zone B | 24.9 |
| Total | | 62.1 (668sq ft) |

Terms

New lease length negotiable subject to 3 yearly upward only rent reviews on effective full repairing and insuring terms.

Rateable Value

£13,500pa

EPC

Awaited.

VAT

All prices and rents quoted are exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs incurred

Viewing

Strictly by prior appointment with Nick Wheeldon MRICS T: 01803 403060
M: 07711 626020

Please note that due to Covid 19 restrictions we maybe unable to conduct viewings due to current social distancing and lockdown government guidelines.

Our phone lines are open although our office maybe closed – please call us for further details.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances