

# Modern Offices at 52 Fore Street

Ref No: 5213

Brixham, Devon, TQ5 8DZ



## Newly Refurbished Office Accommodation on Brixham's High Street

Office Accommodation Over 1st & 2nd Floors

Net Internal Area Approx: 84m<sup>2</sup> (904 sq ft)

Prominent Town Centre Location

Eligible for 100% Small Business Rates Relief

Annual Rental of £9,500

Interested in this property?  
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## 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 office 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.

The second floor is arranged as three individual offices and two storerooms, providing flexible workspace for a range of uses.

The accommodation briefly comprises:-

### GROUND FLOOR ENTRANCE LOBBY

With suitable area for advertising, stairs leading to:-

### FIRST FLOOR

(Approx. 41m<sup>2</sup>).

### OPEN PLAN OFFICE

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

### KITCHENETTE

### WC

### SECOND FLOOR

(Approx. 43m<sup>2</sup>)

### OFFICE

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

### OFFICE

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

### OFFICE

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

84m<sup>2</sup> (904 sq ft)

## TENURE

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

The property is available from January 2026. Negotiations for lease terms and agreements can be made prior to this date.

## RENT

£9,500 per annum, exclusive.

## BUSINESS RATES

2023 List: £4,950

**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.

## 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.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk)

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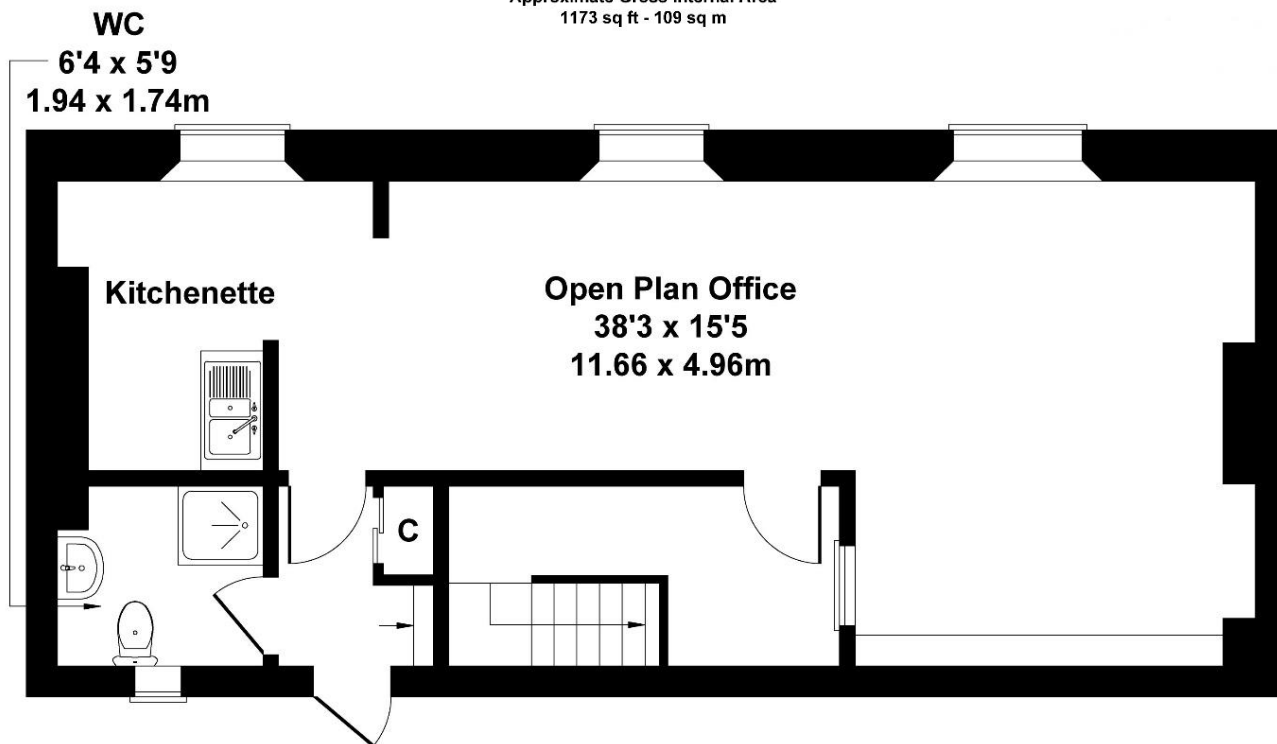


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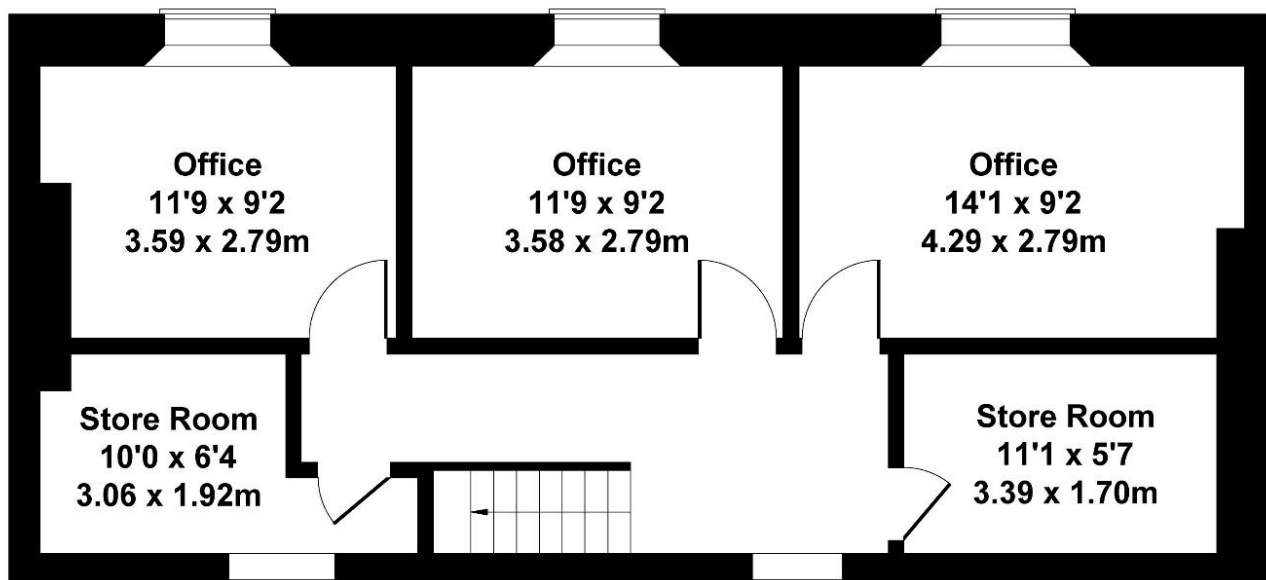
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## 52 Fore Street

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



### FIRST FLOOR



### SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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