

33-35 Bolton Street

Brixham, Devon, TQ5 9BZ





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**Freehold Commercial Property Arranged Over Three Floors
Configured as a Furniture Showroom – Sold with Vacant Possession
Potential to Convert into 2x Commercial Units with 4x 1-Bed Flats Above (STP)
Rear Parking for Up to 4 Vehicles with Access from Glenmore Road
Planning Previously Approved for Conversion – Now Lapsed**

LOCATION

The property is prominently located on Bolton Street, one of the main thoroughfares into Brixham Town Centre. The surrounding area is mixed-use, comprising independent shops, cafes, and residential dwellings. It offers excellent visibility and footfall, making it attractive for retail or service businesses. This area of Brixham is popular with both locals and tourists, benefiting from good access to the town's marina and harbour.

This location would suit owner occupiers, investors looking to reposition the asset, or developers aiming to convert the upper parts to residential accommodation.

DESCRIPTION

33-35 Bolton Street comprises a substantial terraced freehold property currently arranged as a furniture showroom, spread across three floors. The property offers strong development potential, with a lapsed planning permission previously granted to convert into two ground floor commercial units with four residential flats above. This opportunity would require a new application to be submitted.

The ground floor has been opened up and extended to form a large showroom space of approximately 174m². The first floor provides further showroom space (73m²) with independent access from both No. 33 and No. 35 and access onto a flat roof terrace at the rear. This terrace leads to the property's rear parking area on Glenmore Road, with space for four vehicles. The second floor comprises additional accommodation of approximately 50m².

The property is to be sold with vacant possession.

Ref No: 5300

£325,000 Freehold

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ACCOMMODATION

GROUND FLOOR

Combined commercial space with rear extension – Approx. 174m² GIA.

FIRST FLOOR

Additional showroom space with dual access and terrace – Approx. 73m² GIA.

SECOND FLOOR

Top floor accommodation arranged as office, store, kitchenette & WC – Approx. 50m² GIA.

TENURE

Freehold with vacant possession.

SALE PRICE

An asking price of £325,000.

PLANNING

Planning for conversion of the uppers to four one-bedroom flats was approved in 2014. This planning has since lapsed and would need to be reapplied for.

The previous planning application can be found via Torbay Council's planning portal using REF: P/2014/0004.

VAT

The VAT status is to be confirmed.

BUSINESS RATES

The premises form part of a larger rateable unit with a 2023 Rateable Value of £19,000 for 33-41 Bolton Street. The unit will require reassessment if split.

Interested parties should make their own enquiries with the Valuation Office Agency and Torbay Council.

LEGAL COSTS

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

ECP AWAITED

VIEWING

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

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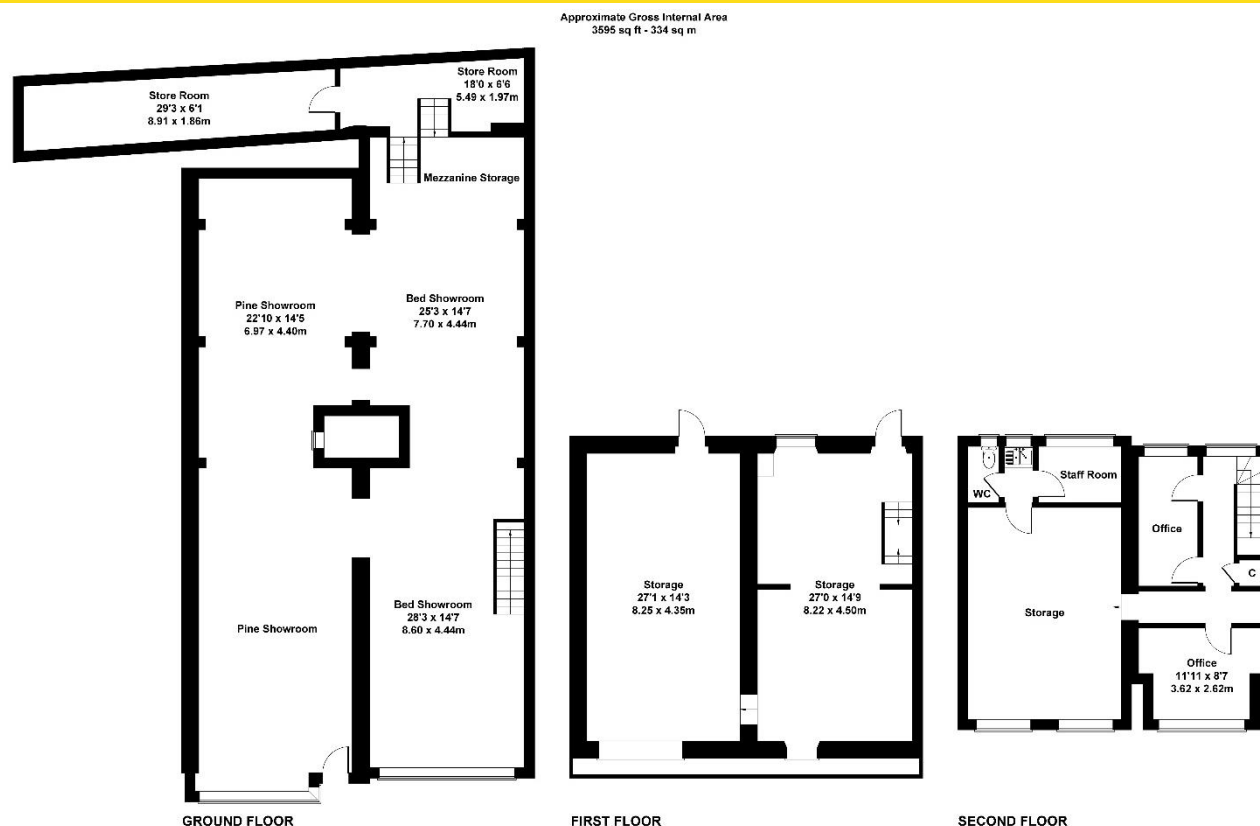


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www.bettesworths.co.uk
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Devon
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