



64-66 Pillar Avenue

Brixham, Devon, TQ5 8LB



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Substantial Mixed Use Investment For Sale
Ground Floor Convenience Store Let to Costcutter at £24,750 Per Annum Until 2032
First & Second Floor 4 Bedroom Maisonette (Sold with Vacant Possession)
A Great Opportunity for Investment, Breakup or Owner Occupation
Also Available as Two Separate Lots (Please Enquire)

LOCATION

The property is located on Pillar Avenue in the Furzeham area of Brixham. This is a densely populated and convenient residential location served by this particular parade of commercial units but also being easily accessible for the town centre amenities.

Brixham is a vibrant fishing port town on the South Devon Coast. Along with the neighbouring towns of Paignton and Torquay, it makes up the larger combination of Torbay.

DESCRIPTION

The property comprises a purpose built retail unit in a parade block, with a large residential maisonette over. The retail unit has been operating for many years as a convenience store, most recently under the Costcutter brand.

The other occupiers in the parade include an Ironmonger and a cafe. Over the shop and separately accessed via an external staircase and entirely self-contained is a 4/5 bedroom maisonette.

This substantial residential dwelling has scope either to continue as a large family home or potentially to split into two separate units, subject to necessary consent.

To the rear of the property is a carpark, which is demised to the retail tenant.

Ref No: 5332

£495,000 Freehold

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The accommodation briefly comprises:-

GROUND FLOOR RETAIL UNIT

Approx. 230m² (2,475 sq ft)

With internal ancillaries, storage and external remote storage space.

CAR PARK

RESIDENTIAL ACCOMMODATION

Generously proportioned residential accommodation arranged over first and second floor level with large rooms and views over Brixham towards the sea.

TENURE

The property is being sold freehold. The freehold is subject to the Occupational Lease granted to Cost Cutter summarised below.

Lease Date:	2 nd April 2012.
Term:	20 Years.
Tenant:	Costcutters Supermarkets Group Ltd (now part of the Bestway Wholesale Group).
Rent Review:	2026 and 2029.
Repairing Obligations:	Full Repairing Obligations.
Break Clause:	N/A.

RESIDENTIAL MAISONETTE

Being sold with Vacant Possession.

POSSIBLE SPLIT OF PROPERTY

Our client would give consideration to selling the retail investment and the residential element separately with the following guide prices.

Retail Investment: £290,000.

Residential Maisonette: £240,000.

COSTCUTTER SUPERMARKET GROUPS LTD

Costcutter Supermarkets Limited is a well established UK convenience retail business founded in 1986.

The company trades from over 1,500 stores across the UK. In mainly neighbourhood retail locations.

Costcutter is own by Bestway Wholesale part of the Bestway Group, the UK's largest independent food and drink wholesaler.

The business has a reported turnover of around £3.4b (2023) with group operating profits reported to be in excess of £100m.

VAT

The property is not opted for VAT and therefore VAT will not be chargeable on rents or on purchase.

EPC RATING'S

64-66 Pillar Avenue - Expired.

64a Pillar Avenue - Awaited.

COUNCIL TAX

64A Pillar Avenue has a Council Tax Band C assessment.

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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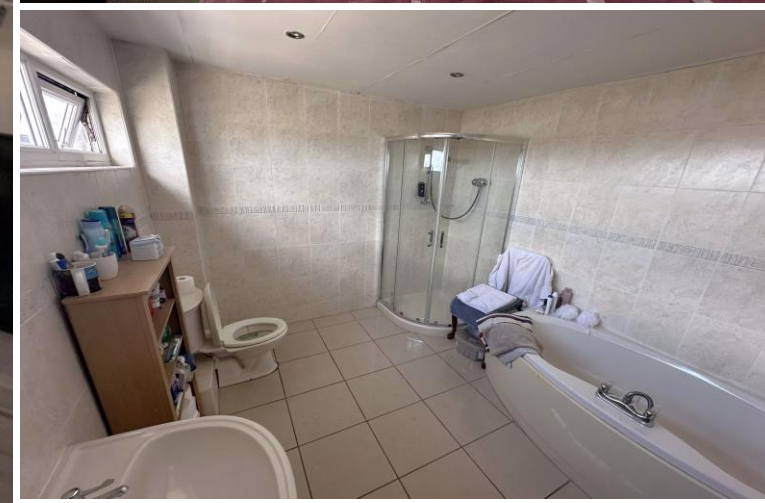
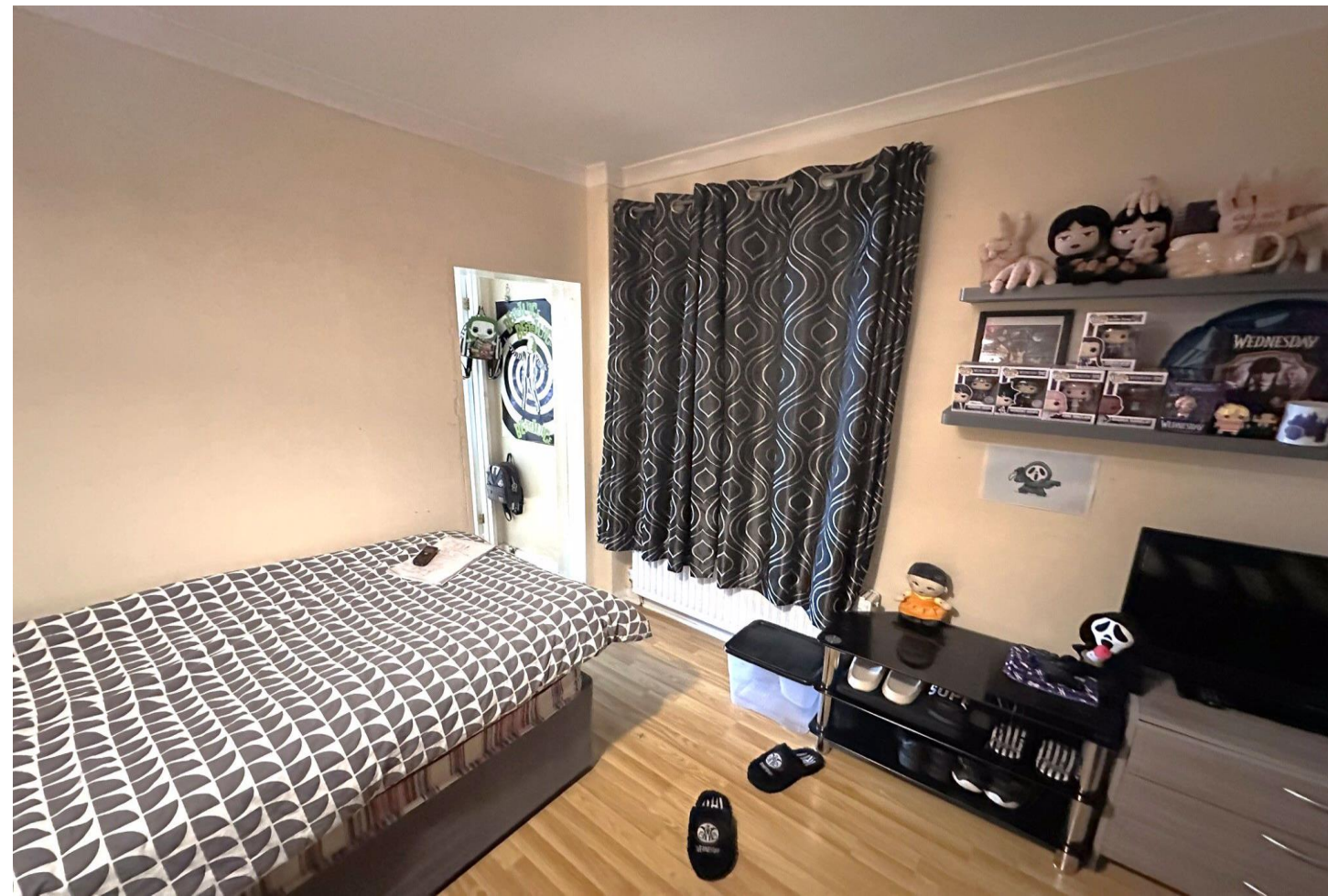
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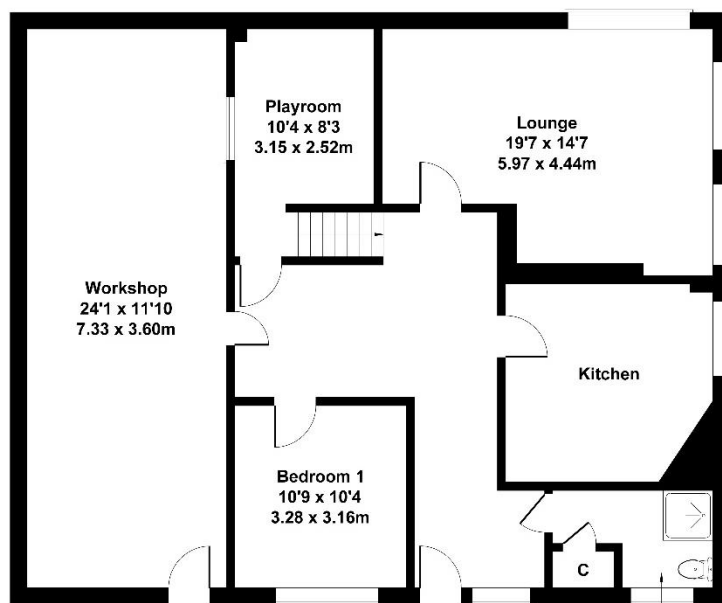




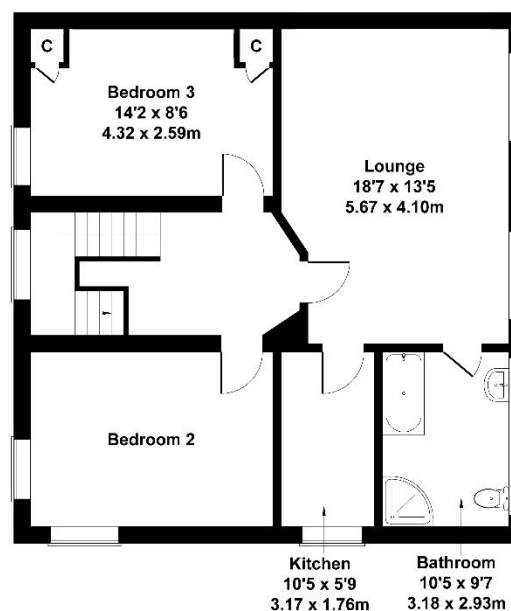
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Approximate Gross Internal Area
2174 sq ft - 202 sq m



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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