

# Retail Investment - 64-66 Pillar Avenue

Ref No: 5345

Brixham, Devon, TQ5 8LB



## Substantial Lock Up Retail Investment For Sale

Ground Floor Convenience Store Let to Costcutter at £24,750

Lease Expiry 2032

Secure Long Term Income Generating Investment

Also Available with a Large 4 Bed Maisonette

£290,000 Freehold

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## 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 residential maisonettes and flats over.

The retail unit has been operating for many years as a convenience store, most recently under Costcutter brand.

The other occupiers in the parade include an Ironmonger and a cafe.

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

The accommodation briefly comprises:-

### GROUND FLOOR RETAIL UNIT

Approx. 230m<sup>2</sup> (2,475 sq ft)

With internal ancillaries, storage and external remote storage space.

### CAR PARK

### TENURE

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

**Lease Date:** 2nd April 2012.

**Term:** 20 Years.

**Tenant:** Cost Cutters 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

Our client would give consideration to selling the retail investment and the residential element together (with

Vacant Possession of the residential). Interested parties are advised to make enquiry with Bettesworths.

### 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 AWAITED

### VIEWING

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

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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