



# Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

tel: 01392 201 202  
fax: 01392 20 20 44

email: [management@turner-locker.co.uk](mailto:management@turner-locker.co.uk)  
web: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

**7-9 Fore St  
BRIXHAM  
TQ5 8AA**



## FOR SALE FREEHOLD

**192.22 sq. m (1971 sq. ft.)**

**Shop with uppers floors for renovation and conversion**



## LOCATION AND DESCRIPTION

A period property in the commercial heart of the town that was for many years a Bookmakers on the ground floor with ancillary storage over. Historically the upper floors were a self-contained maisonette over two floors. These upper floors have retained many period features and currently planning approval is being sought to modify the shop front to recreate a separate independent access for the uppers levels (currently access is through the shop unit).

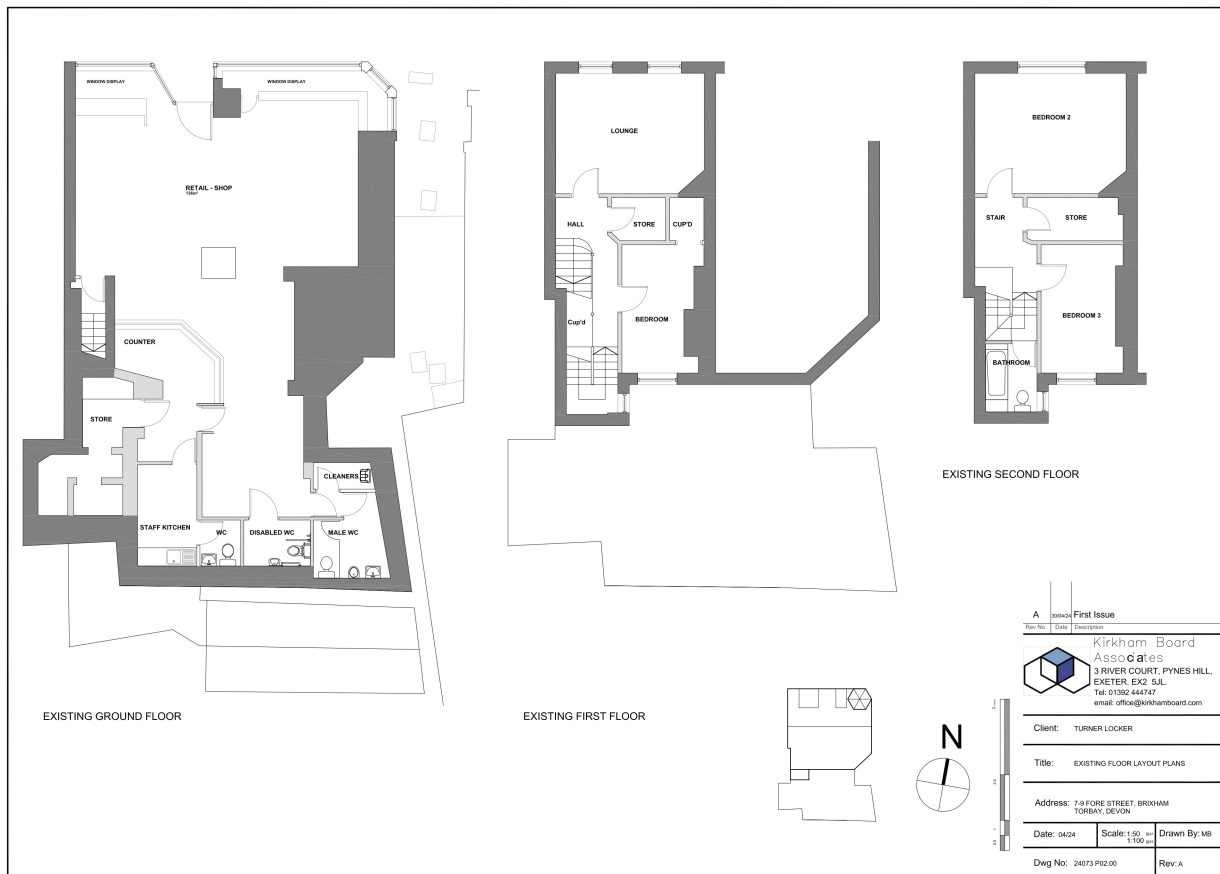
The shop unit requires refitting and the upper floors full renovation



## ACCOMMODATION

The unit has the following approximate Net Internal Areas:

Floor	Description	Sq. Ft	Sq.
Ground	Retail Area	1,185	110
Ground	Storage	136	12.6
Ground	Staff Welfare	N/A	N/A
1st Floor	Office/Store	264	33.81
2nd Floor	Office/Store	386	35.81
<b>Total:</b>		<b>1,971</b>	<b>192.22</b>



## TERMS

The property is offered by way of a sale of the freehold interest at a price of £275,000 although a new lease of the whole would be considered.

## BUSINESS RATES

## SERVICES



## ENERGY PERFORMANCE CERTIFICATE Requested.

### LEGAL COSTS

Both parties to bear their own legal costs in the transaction.

**Price £250,000 freehold with vacant possession**

### VIEWING

Strictly by prior appointment only with the joint sole agents:

Turner Locker Barnfield Ltd,  
Southernhay Lodge,  
Barnfield Crescent,  
Exeter,  
EX1 1QT

Contact: Mark Turner  
Email: mark@turner-locker.co.uk

Bradleys Estate Agents  
46 Fore Street  
Brixham  
Devon  
TQ5 8DZ  
Natalie Evans  
Branch Manager  
Tel: 01803 882715

Tel: **01392 201 202**

Website: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

#### **SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE**

##### *Misrepresentation Act*

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.