



## Property Description





Brixham: 33 Fore Street, Brixham, Devon, TQ5 8AA

## Freehold Vacant Shop Commercial

### Key Features

- Comprises total accommodation of 344.08 sq m (3,704 sq ft)
- Town centre location
- Potential development site on land at rear of property adjacent to Mount Pleasant Road, subject to consents
- Lapsed planning for conversion of upper floors to 3 flats(1)

**Vacant**

**[READ MORE](#)**

# GRAY STRUCTURE (CONSTRUCTION)



## Surveys & Reports

Building Regulations Conditional Approval - TBA
Building Regulation Drawings - TBA
Building Regulation drawings NOTES - TBA
Construction Insurance - TBA
Noise or Acoustics Report post Constructions - TBA
Structural Survey detailed - TBA
Interior Design (Layout) - TBA

[Schedule of Works, Aug24](#)

# Property At Purchase



# Accommodation and Tenancy Schedule

	Accommodation		Lease Details
Ground Floor	147.00 sq m	1,582 sq ft	Vacant
First Floor	150.50 sq m	1,620 sq ft	
Second Floor	46.58 sq m	501 sq ft	
<b>Total</b>	<b>344.08 sq m</b>	<b>3,704 sq ft</b>	



## LEGAL PACK

**17451542 Official Copy  
(Register) - DN84696**

**17503870 Planning  
Reference P 2018 1255**

**17451548 Official Copy (Title  
Plan) - DN84696**

**17503874 Planning  
Reference P 2004 1200 PA**

**17451552 Official Copy (Deed)  
22.05.1975 - DN84696**

**17556731 DRAFT - TR1 - 33  
Fore Street**

**17556740 Decision Notice - P 2004 1199 CA**

# GROSS DEVELOPMENT APPRAISAL



<b>Units Type (Flats)</b>	<b>Units</b>
Retail Unit (Shop) - Ground Floor	<b>1</b>
First Floor - Two Bed Flats	<b>2</b>
Second Floor - One Bed Flat	<b>1</b>
<b>Total Units</b>	<b>4</b>

## SURVEYS & REPORTS

<a href="#">Flood Risk Assessment - 2258 FRA</a>	<a href="#">Flood Risk Assessment - 2358 FRA-B</a>
<a href="#">Flood Risk Assessment - 2358 FRA A</a>	<a href="#">Flood Risk Assessment - Flood Risk Strategy</a>
<a href="#"><b>Decision Notice - P 2018 1255 PA</b></a>	<a href="#"><b>Council - P 2004 1199 CA</b></a>

# Planning Conditions

<p><b>1.</b> <b>The development hereby permitted shall be carried out in complete accordance with the approved plans listed below:</b></p> <ul style="list-style-type: none"> <li>• <a href="#">2358 FRA - (Version - B) - Date on plan: 03/05/2019 - Flood Risk Assessment received 03.05.2019</a></li> <li>• <a href="#">Flood Risk Strategy - Date on plan: 01/07/2018 - Flood Risk Assessment received 03.05.2019</a></li> <li>• <a href="#">2358 02 - (Version - D(inc elevations&amp;OS)) - Date on plan: 19/04/2019 - Proposed Various received 09.04.2019</a></li> </ul>	<p><b>3.</b></p>	<p>Prior to the use of the ground floor retail unit as approved, the shop frontage shall be installed and thereafter retained in perpetuity, in accordance with the plans as submitted.</p>
<p><b>2.</b> Prior to the first occupation of the residential unit as approved, refuse storage shall be installed and retained in perpetuity, in accordance with the plans as submitted.</p>	<p><b>4.</b></p>	<p>Prior to the occupation of the development hereby permitted, details of the colour proposed for the powder coating to the aluminium elements of the shop front shall be submitted to, and approved in writing by, the Local Planning Authority.</p>
<p><b>5.</b> Prior to the first use of the building the mitigation measures outlined within the submitted and approved Flood Risk Assessment (Received 03.05.2019) for each respective use (the retained retail use and the upper floor residential use), shall be implemented in full. The respective Flood Risk measures shall be maintained in full at all times thereafter unless otherwise submitted to and approved in writing by the Local Planning Authority.</p>		

# Floor Plans & Elevations



[Proposed floor plans, elevations and location plan - REV A](#)

[Proposed floor plans, elevations and location plan - REV D](#)

# Loan Quotes

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<a href="#">Terms from Black &amp; White Bridging</a>	<a href="#">Terms from Roma Finance</a>
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# Disclaimer

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