



Former Coastguard Station | Kings Quay | King Street | Brixham | Devon | TQ5 9FW  
Freehold sold with vacant possession | Waterside location | Large private car park | Site area: 0.46 acres |  
Potential for redevelopment | Short term rental income: £135,000 per annum | Guide price: £1,500,000



## SUMMARY

- Substantial waterside freehold sold with vacant possession
- Site area approximately 0.46 acres
- Internal area circa 7,000 sq.ft
- Potential for future development (commercial or residential)
- Grade II Listed
- Passing rent £135,000pa (Lease expiring May 2022)





## LOCATION

Brixham is a medium sized coastal town which forms part of the Torbay conurbation that includes Torquay and Paignton. The town has an approximate population of 17,500 but the Torbay area has an overall population of circa 135,000.

Brixham is a renowned fishing port and popular tourist destination. It provides a range of retail facilities and employment locations with most commercial activity centered around the quay area.

It is located approximately 25 miles South of Exeter which includes access to the M5 motorway, international airport and Plymouth is 25 miles to the West. Access is principally via the Torbay Ring Road which links directly with the A380 dual carriageway at Newton Abbot approximately 10 miles North of the town.

## DESCRIPTION

Kings Quay was formally the coastguard station and customs house, and is occupied by Marine & Towage Services under lease until May 2022. The property offers well appointed modern office accommodation, recently fitted out to a high standard and with network cabling throughout both buildings. The large and light offices benefit from the number of sizable windows installed to capitalise on the stunning sea views. Detached, the former Customs House provides temporary residential accommodation in the form of two overnight rooms with shared facilities and a smartly presented two bed apartment, previously used for staff. In addition to the two main buildings the site benefits from a generous carpark. The gardens have been gifted to the "friends of Brixham" a local community group.

Unusually the property also has its own emergency generator, designed to power the site in the event of a power cut, further details available upon request.

The property occupies a unique position upon the quayside with this large plot size and excellent car park and would suit a variety of uses subject to planning and relevant consents. The property is Grade II listed (No. 1217809).

## ACCOMMODATION

The property provides the following approximate gross internal floor areas:

Total Gross Floor Area Approx: **654 m<sup>2</sup> (7,039 sq.ft)**



## TENURE

Freehold subject to the tenancy referred below:

## TENANCY

The property is let until May 2022 to Marine & Towage Services Group Ltd at a rent of £135,000pa ex. There will be no extension or renewal, the property is being sold with vacant possession.

## PLANNING AND LISTING

The property has undergone a number of planning applications that have transformed the property into well appointed offices and good quality temporary residential accommodation. Subject to permissions the site could be further developed and there is great scope for further alteration.

Interested parties are advised to make their own enquiries with local planning department at Torbay Council.

The property listed as H M Coastguard Kings Quay King Street Brixham TQ5 9FW UPRN: 010000012602

The property is Grade II listed (No. 1217809). Further information available from <https://historicengland.org.uk>

## ENERGY PERFORMANCE CERTIFICATES

Building 1, Kings Quay, King Street, Brixham, TQ5 9FW: **C/73**

Building 2, Kings Quay, King Street, Brixham, TQ5 9FW: **E/112**



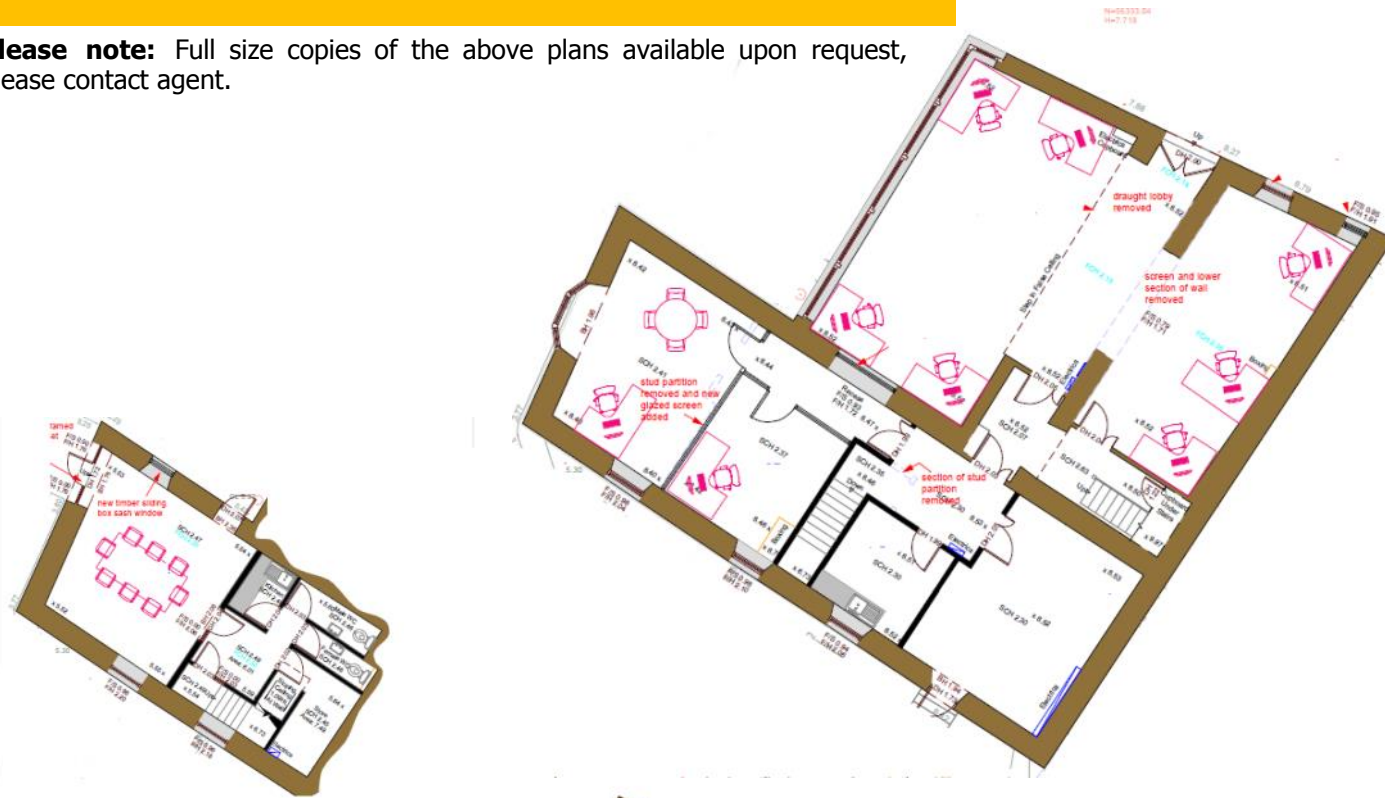




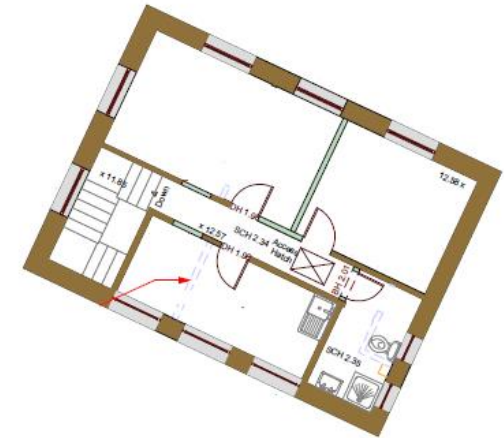


## FLOORPLANS

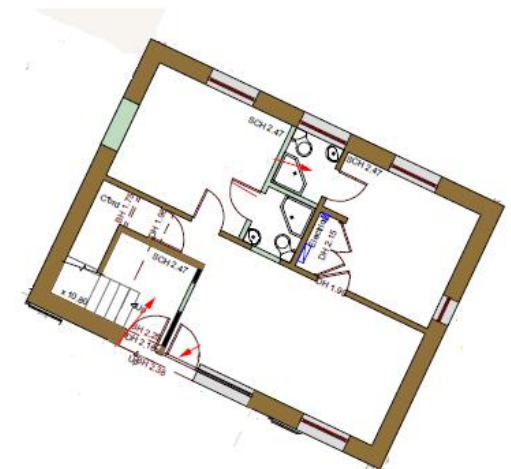
**Please note:** Full size copies of the above plans available upon request, please contact agent.



**Below:** Former Customs House



**Above:** Former Coastguard Station





## PROPOSAL

The freehold interest, subject to the existing tenancy, is available at a guide price of **£1,500,000** subject to contract.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR

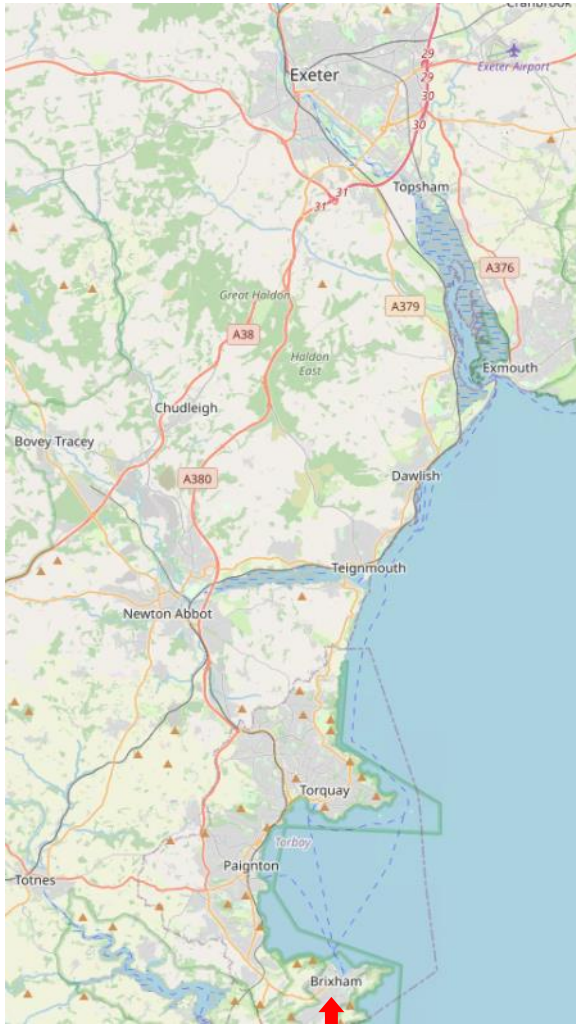
Contact: Tom Churchward MSc | Jonathan Ling MSc MRICS

Tel: (01392) 202203

Email: [tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk) / [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)







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