



**For Sale**

Guide price of £225,000

Former Salvation Army Hall, Bolton Street,  
Brixham, Devon TQ5 9DH

2,438 Sq Ft  
(226.51 Sq M)



## Summary

- Prominent formal chapel premises for sale
- Approx. 2,438 sq ft (226.51 sq m)
- Potential for redevelopment subject to planning
- Located close to the town centre
- Situated in a popular tourist destination
- Local amenities located close by
- Immediately available

## Location:

The property is located in Brixham, a popular tourist seaside town in South Devon circa 8 miles from Torquay and circa 6 miles from Paignton. The town's two main commercial activities include tourism and fishing and has a population of approx. 16,825. The town is built around a picturesque natural harbour and provides anchorage to one of England's largest fishing fleets.

The town is connected to Paignton and Torquay via Brixham Road (A3022) and a short bus ride to Paignton which provides rail accessibility to Exeter, London Paddington and Birmingham New Street. The property is situated in a prominent position on Bolton Street (one of the two main roads into the town) and opposite a parade of shops that include Well Pharmacy.

## Description:

The property consists of a period former chapel premises previously utilised and run by the Salvation Army for their South Devon operations. The property benefits from a larger central hall, two office rooms, storage/staff area, kitchen facilities and ladies and gents w/c's all on the first floor. There is also additional storage on the ground floor just off the entrance to the property at pavement level and a small courtyard area to the rear.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground floor entrance	9.00	96.87
First floor hall	143	1,539
First floor storage	44.31	477
First floor kitchen	19.75	213
Total	226.51	2,438

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

## Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £6,200. Therefore making the approximate Rates Payable £3,093.80 per annum for 2022/23. From the 1st April 2023 a new rating list comes into effect which will see the approximate Rateable Value increase to £7,400, making the Rates Payable £3,692.60 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The freehold is for sale.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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