



The Rising Sun

8 The Quay, Brixham, Devon, TQ5 8AW



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A Traditional Grade II Listed Quayside Freehouse

**Overlooking Brixham Harbour which has been Established Over Many Decades Main Character Trade Bar,
Commercial Kitchen Space, Ladies & Gents Cloakrooms & Ground Floor Beer Cellar & Store**

Spacious 5 Bedroom Flat Over 2 Floors

CURRENTLY CLOSED | NOW AVAILABLE TO LET ON A NEW 20 YEAR FREE OF TIE LEASE

LOCATION

The Rising Sun occupies an enviable and highly visible position on the harbourside in the centre of the popular resort town of Brixham. The three coastal resorts of Torquay, Paignton and Brixham together form the Borough of Torbay with an indigenous population of over 120,000 and popularly known as The English Riviera. Brixham, at the south of Torbay, is a holiday resort in its own right and also an important fishing port with a colourful and busy harbour. Brixham has a long and colourful history, principally as a major fishing port and also as the landing place of William of Orange.

In more recent years, Brixham has established itself as a popular & increasingly prestigious resort town – highly regarded by visitors and residents alike. In the late 1980's a major scheme for the redevelopment of a substantial area of the harbour and foreshore took place which included a 500 berth Marina, a promenade around the harbour linking the town centre and the breakwater, a 350 space car park and the development of houses, flats and shops.

DESCRIPTION

A character quayside building with views over Brixham Harbour. The Rising Sun has been a popular pub over the decades which has always traded strongly year round. The pub has a long association with the Brixham fishing trade with the vast majority of fishermen using the Rising Sun as their 'local'. Given the location, coupled with exceptional levels of footfall and tourists, this is a fantastic opportunity for a new operator to re-establish trade and capitalise on its first class position.

Ref No: 4186

Guide Rent £27,500 Per Annum

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The premises comprises:-

Double entrance doors leading to:-

MAIN TRADE AREA

With tiled and partially stripped wood floors and timber panelled with part exposed painted stone walls and beamed ceiling creating a traditional feel and atmosphere. Upholstered bench seating areas under the two windows overlooking the harbourside. Timber topped and fronted **BAR SERVERY** to the left hand corner.

KITCHEN AREA

Stainless Steel extractor hood, Part stainless steel, part uPVC clad walls, non-slip flooring and sink and drainer.

LADIES CLOAKROOM

2 WC's, wash hand basin and vanity unit.

GENTS CLOAKROOM

Urinal, separate WC, wash hand basin, stainless steel clad walls.

GROUND FLOOR TEMPERATURE CONTROLLED BEER CELLAR

STORAGE ROOM

FIRST FLOOR

PRIVATE LIVING ACCOMMODATION

Comprising:-

LIVING ROOM

With views over the harbour.

DINING ROOM/BEDROOM

With views over the harbour.

DOMESTIC KITCHEN

With fitted kitchen units.

HALF LANDING

BEDROOM

TOP FLOOR

BATHROOM

With WC, wash hand basin and bath with electric shower over.

DOUBLE BEDROOM

With far reaching views over Brixham harbour.

SINGLE BEDROOM

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Separate walk-in cupboard.

DOUBLE BEDROOM

SINGLE BEDROOM

FIRE EXIT

To the rear of building leading to Higher Street.

GENERAL INFORMATION

RATEABLE VALUE

2017 List: £9,000.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

COUNCIL TAX BAND A

TENURE

We are advised that the premises will be offered on a new Free of Tie lease from the Wellington Pub Company for a term of 20 years with index-linked annual rent reviews together with open market rent review every five years, full repairing and insuring covenants and at a rent to be agreed with the landlords. A deposit will be required equivalent to three months rent plus VAT. **Guide Rent of £27,500 pax.**

Applicants will be required to provide detailed background information and a business plan to be approved by the lessors.

A personal licence is also necessary. References and a credit check will also be applied for.

SERVICES

We are informed that the property is connected to all mains services.

EPC RATING C

PREMISES LICENCE

No. PL0510. Licence to sell alcohol for consumption on and off the premises from 10.30am – 00.30am.

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