



gth

FORMER BANK PREMISES

FOR SALE OR TO LET

28 East Street, Bridport, Dorset, DT6 3LF

- Prominent Grade II Listed Former Bank Premises
- 2,997 sq ft (278.42 sq m) over ground, first and basement floors
- Suitable for a variety of uses, subject to planning

£350,000 Freehold or £35,000 per annum, exclusive

LOCATION

The property is located on East Street in Bridport town centre. There are a number of Multiple occupiers in East Street including Coffee#1, Spar, Waterstones, Scrivens, Hays travel, M&Co, Peacocks, Holland & Barrett, Mountain Warehouse, WH Smith, Specsavers,

DESCRIPTION

A prominent Grade II Listed two storey mid terraced former bank premises with main retail area and rear ancillary area on the ground floor plus first floor offices/stores and basement storage.

ACCOMMODATION

Ground Floor	1,852 Sq Ft	172.05 Sq M
First Floor	784 Sq Ft	72.83 Sq M
Basement	361 Sq Ft	33.54 Sq M
Total	2,997 Sq Ft	278.42 Sq M

BUSINESS RATES

A search on the Valuation Office Agency website revealed that the Rateable Value is £30,250

EPC

Not believed to be required as the property is Listed.

PRICE

£350,000, subject to contract

LEASE

A new full repairing and insuring lease, terms to be negotiated. Rent - £35,000 per annum, exclusive, subject to contract.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction.

NOTE

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyance before agreeing or signing a business tenancy agreement.

The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk

VIEWING

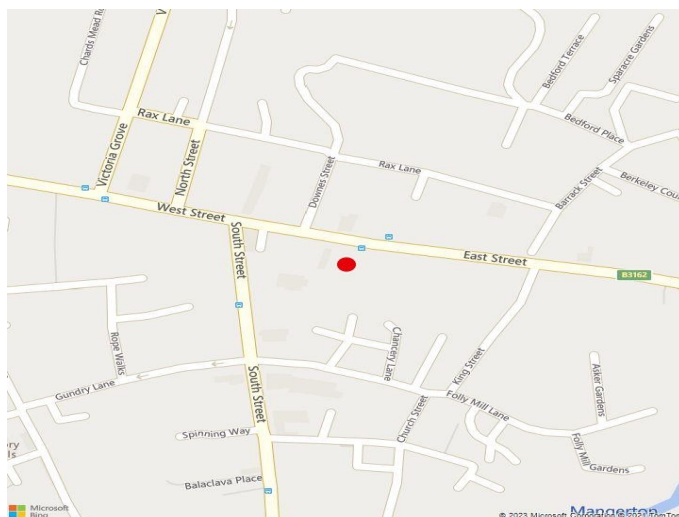
Strictly by appointment with sole agents:-

Tim Wright

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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

GREENSLADE TAYLOR HUNT

www.gth.net