



gth

LOCK UP SHOP/BAR

FOR SALE

6 Bridge Street, Lyme Regis, Dorset, DT7 3QA

- Town Centre Lock Up Shop/Bar
- Of Interest to Owner Occupiers and Investors
 - Centrally Located

Offers In The Region Of £175,000

LOCATION

The property is located in Bridge Street in Lyme Regis town centre close to the junction with Broad Street.

DESCRIPTION

A ground floor lock up shop/bar, and an additional shop and two flats sold on long leases.

NOTE

The current owners plan to repair the rendering to the front elevation in late 2024. Details and costs of the works are available on request.

FLOOR AREAS

Retail Area	218 Sq Ft	20.25 Sq M
Rear Seating	264 Sq Ft	24.53 Sq M
Kitchen	129 Sq Ft	11.98 Sq M
Two Stores	96 Sq Ft	8.92 Sq M
Total	707 Sq Ft	65.68 Sq M

TENURE

Freehold. Title number DT195147

BUSINESS RATES

A search on the Valuation Office Agency website revealed that the Rateable Value is £7,600.

EPC

The EPC rating for this property is E (118).

LEASES

The additional shop and two flats are sold on long leases at peppercorn ground rents.

PRICE

Offers in the region of £175,000, subject to contract and subject to, and with the benefit of the long leases.

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.

VIEWING

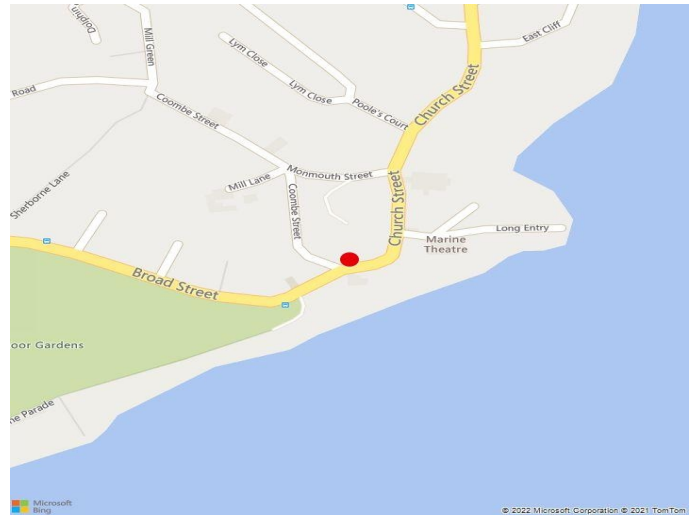
Strictly by appointment with sole agents:-

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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