



gth

PRIME RETAIL PROPERTY

TO LET

14 East Street, Bridport, Dorset, DT6 3LF

- Ground Floor shop with ancillary upper floors
 - 140.1 SQ M (1,507 sq ft)
 - Prime town centre location

£30,000 per annum, exclusive

LOCATION

The property is located on East Street in Bridport town centre in a prime position between WH Smith and Card Factory.

DESCRIPTION

A mid terraced two storey building, with loft room, comprising a ground floor shop with ancillary upper floors and an enclosed rear courtyard.

ACCOMMODATION

Retail Area	1,072 Sq Ft	99.59 Sq M
First Floor	436 Sq Ft	40.5 Sq M
Total	1,507 Sq Ft	140.09 Sq M

NOTE

The property is scheduled to be available from approximately March - August 2025 following repair works.

BUSINESS RATES

A search on the Valuation Office Agency website revealed that the Rateable Value is £20,500.

TERMS

A new full repairing and insuring lease, terms to be negotiated. Rent - £30,000 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

Ingoing tenant to be responsible for the landlords legal costs incurred in the 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

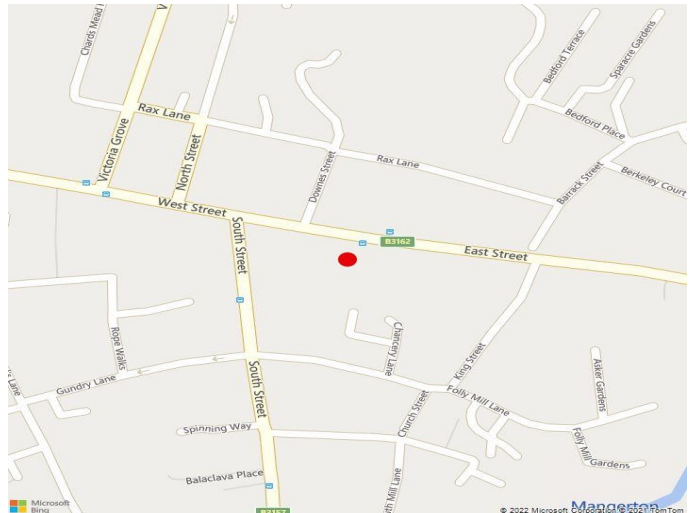
Strictly by appointment with sole agents:-

Tim Wright

22 Princes Street, Yeovil, Somerset, BA20 1EQ

T: 01935 423474

E: tim.wright@gth.net



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