



# 1 Mill Lane, Lyme Regis, Dorset DT7 3PU

A freehold mixed-use property investment sale  
Business is unaffected.

**For Sale - £395,000**

Symonds  
& Sampson

ESTABLISHED 1858

# 1 Mill Lane, Lyme Regis, Dorset DT7 3PU

**For Sale - £395,000**  
**Freehold**

- Fantastic location in the heart of Lyme Regis
- 49.45 m<sup>2</sup> (532 ft<sup>2</sup>) retail/office space
- Good road frontage
- Town centre location

Viewing - Strictly by appointment.  
Dorchester Commercial office on 01305 261008

## The Property

The property comprises ground floor commercial unit with a bay-fronted restaurant premises on one side and an adjoining bistro area with a bar on the other. There is a commercial kitchen and separate preparation room, with a fantastic ground floor terrace overlooking the square, which is used as an al-fresco dining area. The first floor apartment has a separate front door from the terrace, which has stairs giving access to a modern kitchen. The large sitting room follows, with access to a sun terrace. The apartment has a primary double bedroom with en suite facilities and views over the square, with two further bedrooms and a generous family bathroom completing the residential accommodation.

## The Investment

The property is income-producing, having been let under a full repairing and insuring commercial lease dated 13<sup>th</sup> July 2023 for a term of 15 years. The rent payable is £25,008 per annum and is subject to upwards only market reviews every three years.

## Situation

The property is situated in the heart of Lyme Regis, on the north side of Mill Lane.

## Location

Lyme Regis is a picturesque seaside resort nestling against the Dorset and Devon border. Well-known for its historic Cobb harbour, the town overlooks Lyme Bay and is located on the superb Jurassic World Heritage Site, within an Area of Outstanding Natural Beauty (AONB). It is a town for all seasons and retains a thriving community, with good shopping, an excellent cultural offering, its own brewery, a range of public houses and a vibrant food scene. There is a mainline station at

nearby Axminster, offering regular services into London Waterloo, while the historic market town and antiques hub of Bridport is also easily accessible via the A35.

## Directions

From the Monmouth Street, turn right into Coombe Street, where Mill Lane is on the left hand side. The property is located on the right hand side, around 80 yards from the entrance to Mill Lane.

## Services

Mains electricity, main gas, mains water and mains drainage.

## Local Authority

Dorset Council 01305 221000; RV: £20,000;

## Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## Legal Costs

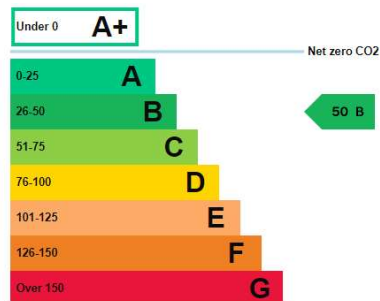
Each party to be responsible for their own legal costs incurred in the transaction.

## Legal Details

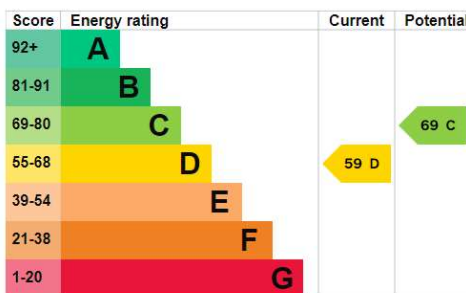
To be advised.

## Energy Performance Certificate

The Restaurant: B



Flat: D



RH 02/04/2024



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