

## 3B George Street, West Bay, Dorset, DT6 4EY

High quality first floor office

**For Lease - £15,000 per annum**

Symonds  
& Sampson

ESTABLISHED 1858

# 3B George Street, West Bay, Bridport, Dorset, DT6 4EY

**For Lease - £15,000 per annum**

- 3113 sq ft
- First floor office
- Attractive location
- Listed Building
- High quality finish
- Self contained facilities
- Ancillary storage available

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

## The Property

The property comprises a first-floor office suite in a Grade II Listed warehouse building measuring approximately 3,113 sq ft (289.22 sq m) in an attractive location. The offices are of a high-quality finish with exposed stone walls and traditional wooden floorboards. A large rear window in what was previously the loading door provides views across the harbour towards the sea. There is a well-equipped tea point and W.C. facilities, including a shower room, making the area self-contained. Available from 1 October 2024 but may be available sooner by negotiation.

Ancillary ground floor storage space and first floor office/store is available under separate negotiation.

Rateable Value: £10,750

## Situation

West Bay is a small harbour settlement sited at the mouth of the River Brit approximately 1.5 miles south of Bridport. The area is part of The Jurassic Coast World Heritage Site. 16 miles to the east is the County town of Dorchester and 11 miles to the west is the seaside town of Lyme Regis.

## Directions

From our office in Bridport continue South along South St, over the traffic lights and at the large roundabout take the third exit to West Bay along West Bay Road. After the mini roundabout George Street is first on the right and the offices are situated above the RNLI premises on the left.

## Services

Mains electricity, water and drainage available. The office has Superfast Broadband and ample electricity points within. Mobile coverage is 'likely' for all four of the main providers. (ofcom.org.uk)

## Local Authority

Dorset Council 01305 221000

## Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer 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](http://www.leasingbusinesspremises.co.uk)

## 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

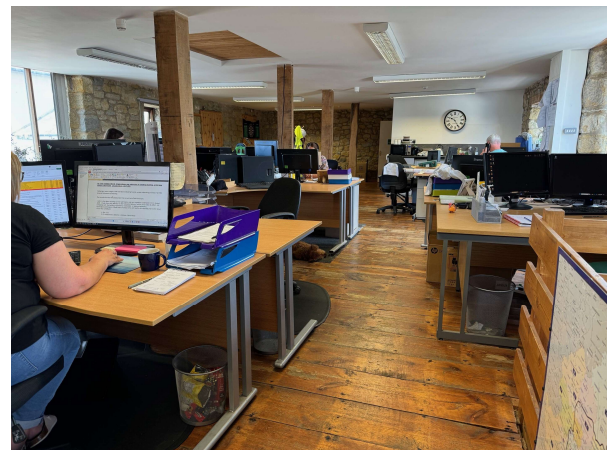
Each party to be responsible for their own legal costs incurred in the transaction.

## Legal Details

To be advised.

## Energy Performance Certificate

TBA (Listed Building)



RH/25/06/24



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