



1 Lilliput Lane, Bridport, Dorset, DT6 3XD

A Mixed-Use Investment Property

For Sale £300,000 Freehold

Symonds
& Sampson

ESTABLISHED 1858

1 Lilliput Lane, Bridport, Dorset, DT6 3XD

For Sale £300,000 (freehold)

- 1,452 ft² in total
- Investment opportunity
- 333 ft² retail unit in prominent corner position
- Comfortable 2-bed apartment above
- Investment income of £20,400 per annum

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

The Property

A mixed use investment property producing an annual rental income of £20,400 (currently let from 1 November 2023 for 3 years). The property is a three storey building of brick construction beneath a pitched tiled roof constructed in 1990. The ground floor is a modest retail unit with approx 30.9 sqm (333 sqft) of floor space occupying a prominent corner position opposite the main public car park in Bridport. Above is a comfortable two storey, two-bedroom apartment.

Apartment - Council Tax Band C
Retail unit - RV £4,300

Situation

Bridport is a thriving Georgian market town with national retailers including Waitrose, WHSmith, Costa Coffee and Boots as well as many independent retailers and a busy market twice a week. The property is opposite the main town centre car park and adjacent to the rear entrance of Waitrose.

Directions

From our offices in South Street proceed up to the junction with West Street and turn left. At the mini roundabout turn left into Tannery Lane and left again. The road then bends around the right past the Hope and Anchor pub, turn left into Rope Walks (where the car park will be on your right) and left again into Lilliput Lane. The property is on the corner of Lilliput Lane.

Services

Mains electricity, gas, water and drainage available.

Local Authority

Dorset Council 01305 221000

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

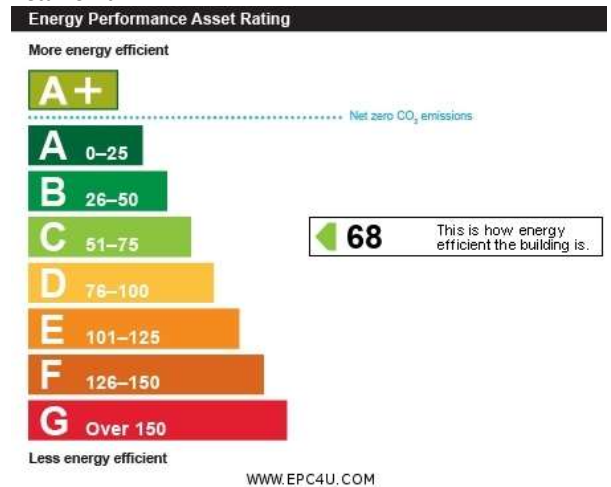
Each party to be responsible for their own legal costs incurred in the transaction.

Legal Details

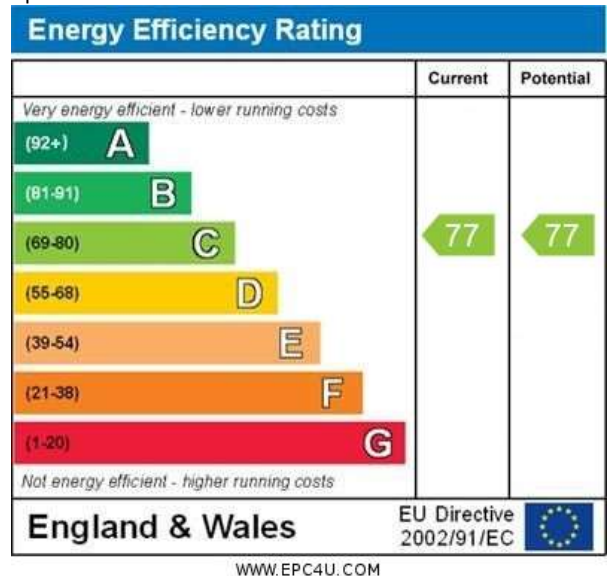
To be advised.

Energy Performance Certificate

Retail Unit:



Apartment:



01305 261008

Symonds & Sampson LLP
Burraton House, 5 Burraton Square,
Poundbury, Dorchester, Dorset, DT1 3GR
commercial@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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