



57 & 58 Broad Street, Lyme Regis
£750,000

FORTNAM
SMITH & BANWELL

57 & 58 Broad Street, Lyme Regis, DT7 3QF

Charming 17th Century Property In the heart of Lyme Regis.

Description:

Nestled in the historic heart of Lyme Regis, 57 & 58 Broad Street is a captivating 17th-century building that stands as a testament to the town's rich architectural heritage. This remarkable property is an integral part of Lyme Regis' historical fabric, reflecting the distinctive style and urban character of its era.

Steeped in history, the building has evolved over the centuries, adapting to a variety of uses while carefully preserving its original charm and period features. Whether as a residence, business, or a investment opportunity, 57 & 58 Broad Street offers a rare chance to own a piece of Lyme Regis' storied past.

Premises:

The building extends over four floors, from basement to the second floor, offering a versatile and well-utilized commercial space. Currently, the basement operates as a fully functioning restaurant, while the upper floors are arranged for mixed use, including office space, retail, and storage.

Constructed from coursed Blue Lias rubble stone with a parapet front and traditional slate roof, the property exudes architectural integrity. Each commercial unit is presently tenanted, providing a strong and reliable income stream—making this a highly attractive investment opportunity.

Historically, the premises comprised two separate townhouses, and subject to the necessary planning permissions there is potential to revert the building back into residential dwellings, adding further flexibility and long-term value.



Location:

Ideally situated on Broad Street, the main thoroughfare of Lyme Regis, 57 & 58 enjoy a prominent and highly visible position in the very heart of this vibrant coastal town. Broad Street is the bustling commercial hub of Lyme Regis, lined with an eclectic mix of independent shops, cafes, galleries, and restaurants, and just a short stroll from the famous seafront and historic Cobb Harbour.

This sought-after location benefits from a high level of foot traffic year-round, boosted by both locals and the steady stream of tourists drawn to Lyme Regis for its stunning Jurassic Coastline, fossil-rich beaches, and charming, historic character.

Transport links connect the town to nearby Axminster (with mainline rail services to London Waterloo), and regional roads provide convenient access to Exeter, Dorchester, and the surrounding Dorset countryside. This central location makes 57 & 58 Broad Street perfectly positioned for commercial success and long-term growth potential.

Investment: Currently rent income circa £45,000 PA. Rents to be reviewed and in line with current market conditions estimated £60,000. The Restaurant tenant is vacating as of August 2025.

Local Authority: West Dorset District Council.

Rateable Value: Each office/unit has its own rateable value.

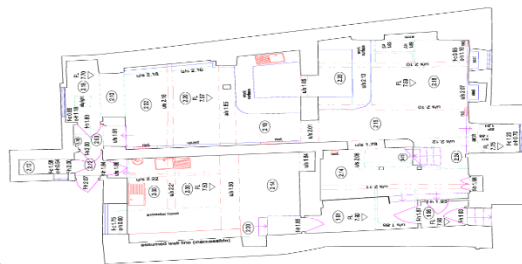
Tenure: Freehold.

Services: We are advised all services are mains connected.

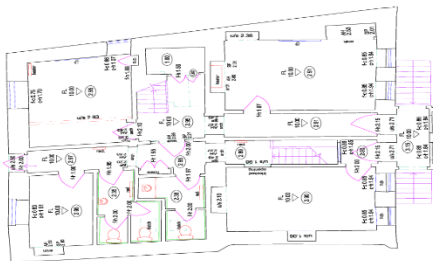
What3Words Directions: ///obstinate.hops.whispers

CEPC: TBC

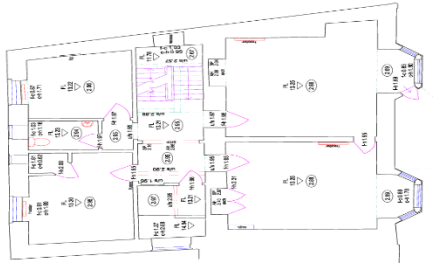




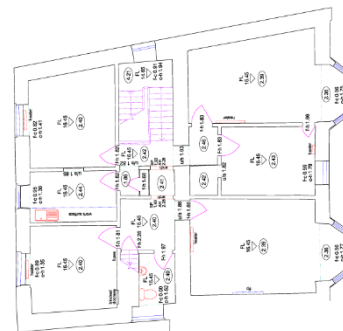
Lower ground floor



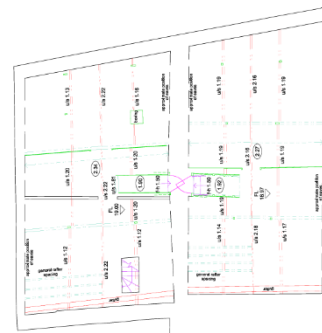
Ground floor



First floor



Second floor



Loft space



Under 0

A+

Net zero CO₂

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

102 E

126-150

F

Over 150

G

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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