



56 Broad Street, Lyme Regis  
£130,000

FORTNAM  
SMITH & BANWELL



# 56 Broad Street, Lyme Regis, DT7 3QF

## Charming 17<sup>th</sup> Century Property In the heart of Lyme Regis.

### Description:

An exceptional chance to purchase a small yet highly visible commercial premises of approximately 19m<sup>2</sup>, perfectly positioned in the heart of Lyme Regis' bustling High Street. This rare opportunity is ideally suited to independent retailers, artisan traders, or boutique businesses looking to establish a strong presence in one of Dorset's most vibrant and picturesque seaside towns.

Held on a flying freehold, this one-of-a-kind premises it presents an ideal lock-up shop or retail unit for a variety of uses (subject to any necessary consents). Currently the premises has no running water and toilet facilities.

The property is currently tenanted, generating a strong return, making it an attractive investment opportunity.

### Location:

56 Broad Street is situated in Lyme Regis, a historic coastal town on the Jurassic Coast in Dorset. This prime location places the property on the town's main thoroughfare, known for its vibrant mix of independent shops, cafes, and galleries. The area experiences high foot traffic, especially during tourist seasons, making it an ideal spot for commercial ventures.

The property itself is a compact commercial premises, offering approximately 204 square feet of space. It boasts a 7-foot frontage directly onto Broad Street, providing excellent visibility to passersby. The building, constructed around 1880, spans four stories, reflecting the architectural charm typical of the area.

Being centrally located, 56 Broad Street is just a short walk from the beach, the historic Cobb Harbour, and other local attractions. This proximity enhances its appeal to both locals and tourists, offering potential for various commercial uses.

**Investment:** £9300 PA. Tenancy in place until October 2025. Tenants interested in renewing the lease.

**Local Authority:** West Dorset District Council.

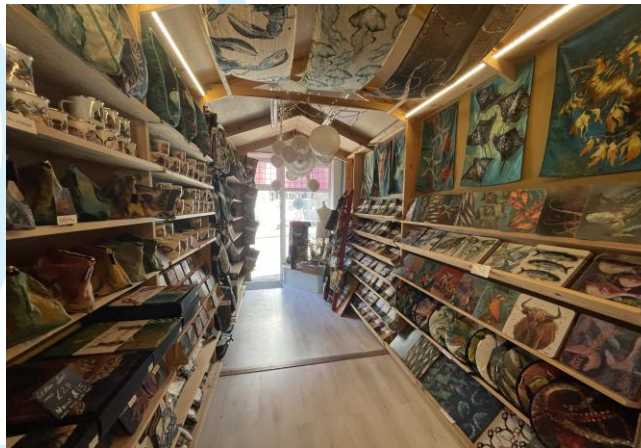
**Rateable Value:** £6,800.

**Tenure:** Flying Freehold.

**Services:** there is no services running to the premises.

**What3Words Directions:** ///hammer.liability.terior

**CEPC:** D



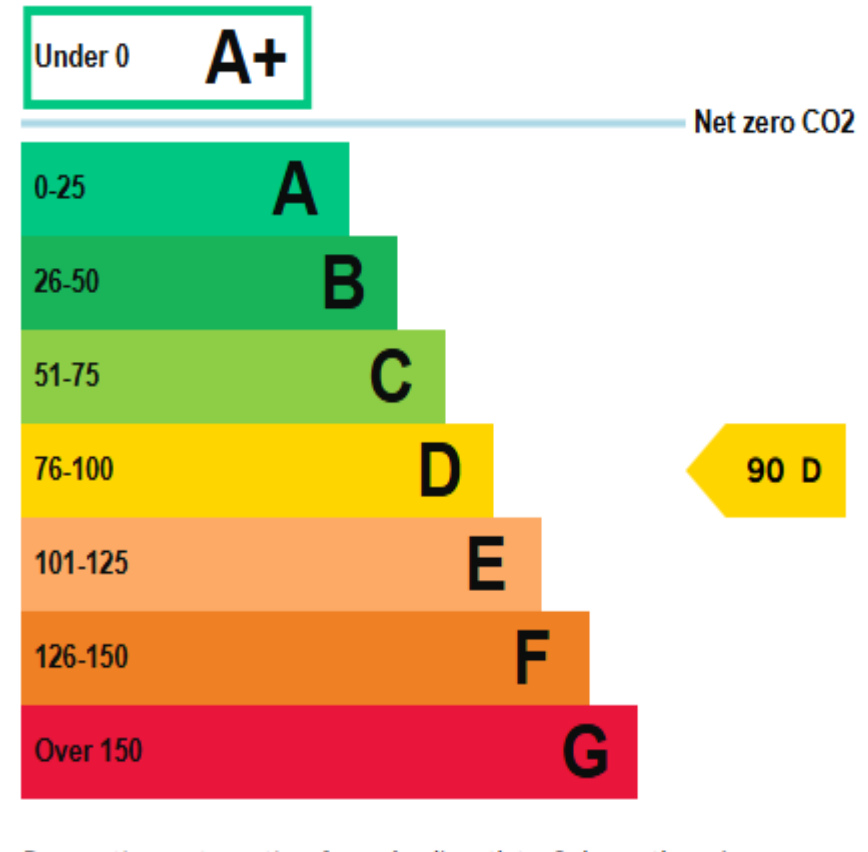
GROUND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 205 sq.ft. (19.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy rating and score

This property's energy rating is D.



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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6 Harbour Road, Seaton, Devon EX12 2LS  
T: 01297 23939  
E: [seaton@fsb4homes.com](mailto:seaton@fsb4homes.com)  
[www.fsb4homes.com](http://www.fsb4homes.com)

