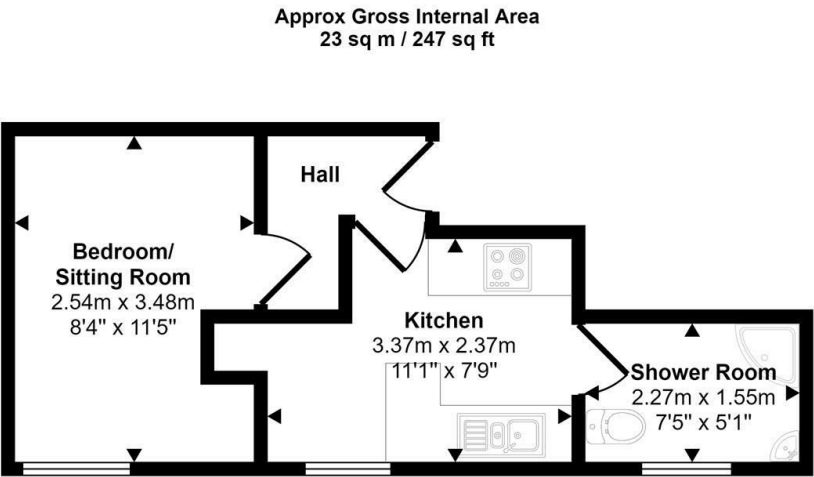


Total area: approx. 27.0 sq. metres (291.0 sq. feet)

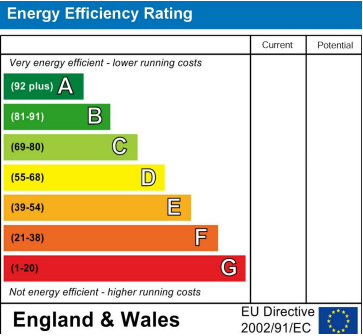


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk



7 Bridge Street  
Sturminster Newton

Asking Price  
£110,000

Versatile Retail Space with Studio – Prime Investment Opportunity

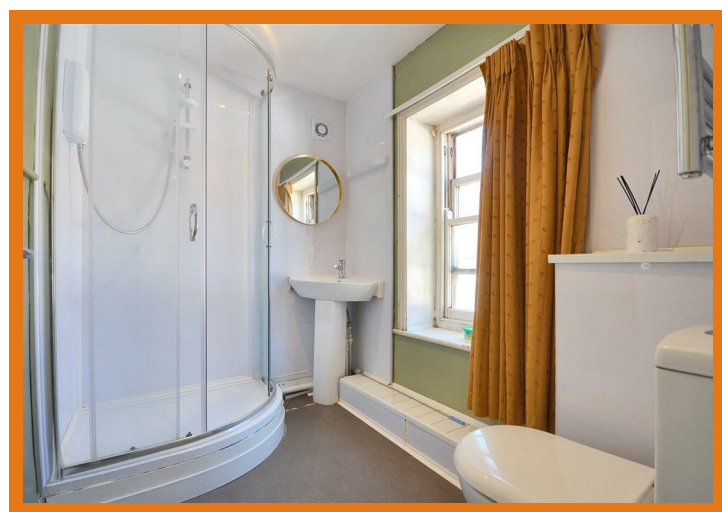
Located in a high-footfall area with excellent street visibility, this spacious ground-floor retail unit offers a fantastic opportunity for business owners and investors alike. The shop features a bright, open-plan floor space with two large windows and a part glazed door overlooking the street — perfect for eye-catching displays and attracting passing trade.

Inside, you'll find a convenient cloakroom and the potential to create an internal access point from the main entrance hall, where stairs lead up to a generous studio space on the top floor.

The upper level is flexible and functional, featuring a kitchen with space for a dining table, a shower room, and a bedsitting room — ideal for use as a private studio, office space, or even additional retail or storage space. The layout offers plenty of potential to adapt to your needs.

With characterful sash windows and an easy-to-maintain interior, this property combines charm with practicality. Whether you're looking to launch a business, expand your current setup, or invest in a property with great rental potential, this is a rare opportunity in a sought-after location.

Don't miss out — this is a smart, flexible investment in a thriving retail area.



## The Property

### Accommodation

#### Inside

The shop is on the ground floor fronting the street with access off the street. There is potential to create a door from the buildings entrance hall into the shop. There is plenty of scope and possibilities as to how the space is use - subject to planning.

From the street a timber door opens into a spacious entrance hall, where stairs rise to all floors. The apartment is located on the top floor. The door opens into a communal entrance with further door opening into the flat's entrance hall. From the hall doors lead off to all rooms. For practicality and appearance there is wood effect flooring that continues into the kitchen.

The kitchen has a sash window with a deep sill to the front of the building and is fitted with a range of units consisting of floor cupboards with drawers and eye level cupboards. There is a good amount of wood effect work surfaces and a stainless steel sink and drainer with a swan neck mixer tap. The electric oven is built in with a ceramic hob above and tiled splash back. There is space for a fridge/freezer and plumbing for a washing machine. In addition, there is enough room for a small dining table.

The shower room also has a sash window and deep sill to the front elevation and is fitted with a corner shower cubicle and electric shower, WC and pedestal wash hand basin.

The bedsitting room has a sash window with a deep sill to the front and there is flexibility as to how to layout the room.

### Useful Information

Energy Efficiency Rating tba  
Council Tax Band tba  
Sustainable Wood Framed Sash Windows  
Mains Drainage  
No Onward Chain  
Leasehold  
Term of Lease..... 999 years  
Ground Rent..... £120 per annum  
Service Charge..... £1200 per annum

### Directions

#### From the Sturminster Newton Office

Turn left out of the office and proceed onto Bridge Street. The property is on the left hand side  
Postcode DT10 1AP. What3words - appear.radiates.waving

DISCLAIMER: 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 firms employment has the authority to make or give any representation or warranty in respect of the property.