



31 East Street



31 East Street

Bridport, Dorset DT6 3JX

In the heart of the town. West Bay/Jurassic Coast 2 miles.

Freehold investment - A very attractive, commercial unit with maisonette over, occupying a high profile trading location in the heart of the town centre.

- Freehold investment (currently let)
- Attractive commercial premises
- Self-contained maisonette
- Good sized rear garden
- Excellent investment opportunity
- Rental income £18,000pa
- Total 2653 sq ft floor area
- 2 Bedrooms
- Prime East Street location
- Freehold. Rateable Value £12,000 (up to 100% relief available). Council Tax Band B

Guide Price £325,000

THE PROPERTY

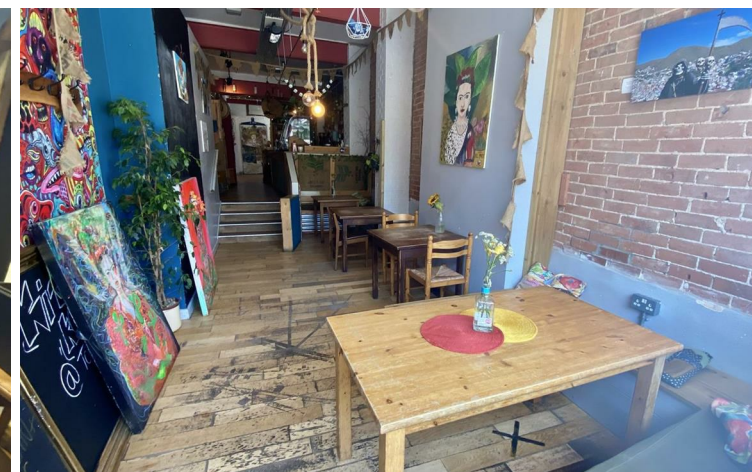
31 East Street is a very attractive freehold period building comprising a lock-up commercial unit with a large self-contained maisonette over and a good sized rear garden, occupying a high profile location within the heart of the town centre.

The substantial three storey building dates back to the early 19th century, with classic red brick front elevations. It is listed grade 2, of architectural or historic importance, and within a Conservation Area.

The lock-up commercial unit has character features including wood flooring, exposed brickwork and high ceilings and comprises a long main/principal commercial area on two levels, cloakroom, utility, kitchen, first floor rear store and basement storage area.

The self-contained maisonette has rear external access from the courtyard garden and features exposed floorboards, high ceilings, marble fireplace and sash windows. The accommodation extends to:

- First floor – Kitchen/dining room, inner landing, living room
- Second floor – Two double bedrooms, shower room.



OUTSIDE

Long enclosed rear courtyard garden.

THE LEASE/TENANCY

Let on a full repairing and insuring lease at £18,000 per annum. The lease expires in August 2025. The tenants wish to renew and have a new lease next year.

SITUATION

Occupying a very prominent and busy prime retail town centre location with a whole range of national and independent retailers, professional offices and cafes. Bridport is a thriving and historic market town (considered by BBC Countryfile as one of the best market towns in the UK) and holiday area. Street markets are held twice weekly and the town has an excellent range of business, recreational and social facilities. It is a working town and busy throughout the year. Access to the stunning Jurassic Coast is just 2 miles away at West Bay.

SERVICES

All mains services. Gas-fired boiler.

Broadband - Standard up to 19Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

BUSINESS RATES

The rateable value is £12,000 (Business Rates payable by the tenant).

VIEWINGS

Strictly by appointment with Stags Bridport.

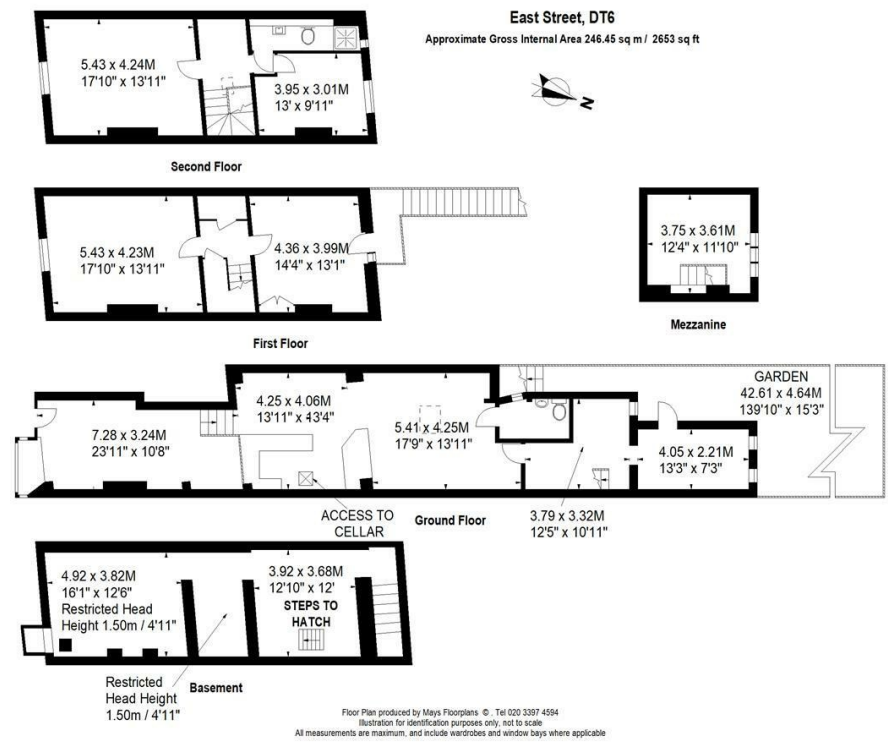
DIRECTIONS

From our Stags office in South Street, proceed up to the Town Hall and turn right into East Street. The property will be seen on the left, just past the Spar.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01380 428001 or via email at rentals.bridport@stags.co.uk.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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