



stags.co.uk
The West Country & Stags Country
FOR SALE
LOCK UP COMMERCIAL UNIT
& MAISONETTE
01308 428000

7 Postcards D. PALMER Cameras



R.J. & S.
Established
Family Bu



7, West Allington

7, West Allington

Bridport, Dorset, DT6 5BJ

Within heart of town.

An attractive lock up commercial unit with separate maisonette in a high profile trading position just to the west of the town centre.

- Project/investment opportunity
- Self-contained commercial unit
- Potential 2 bedrooms
- Prime position
- Freehold.
- Great improvement potential
- Spacious separate maisonette
- Rarely available
- Vacant
- Council Tax Band A . Rateable value £4,900 (up to 100% relief available)

Guide Price £175,000

THE PROPERTY

7 West Allington is a large period building comprising a self-contained commercial unit/shop together with a maisonette, occupying a prominent position, just to the west of the town centre/West Street. It is understood to date back to the mid-19th century and is listed grade 2, of architectural or historic importance. The property has colour-washed brick and rendered elevations under a pitched slate roof.

Both the commercial unit and maisonette are in need of general modernisation/refurbishment.

An excellent and rare project/investment opportunity.

COMMERCIAL UNIT

Main commercial/shop area of around 1022sqft with large picture display window. Rear store/former kitchen, cloakroom.

Suitable for a whole range of commercial uses ie retail, offices, catering, takeaway etc., subject to any necessary planning consents.

THE MAISONETTE

The maisonette is arranged over two floors and has electric central heating (traditional wet system radiators). Character features include part sash windows, picture rails, tiled open fireplace, feature beams and exposed colour-washed brick.



Briefly extending to:

Ground floor - Lobby and stairs

First floor - Landing, living/dining room, kitchen, bathroom

Second floor - Large attic bedroom (potential to sub-divide to create possibly 2 bedrooms, subject to listed building consent, planning and building regulations etc.)

OUTSIDE

There is no outside space. There are a number of Council car parks nearby with permits available.

SITUATION

The property occupies a high profile and busy trading position on the western side of the town centre. Bridport is a thriving and historic market town and holiday area. Extensive street markets are held twice weekly and the town has an excellent range of business, recreational and social amenities. The popular coastal harbour resort of West Bay is only a few miles to the south, on the stunning Jurassic Coast.

TENURE

Freehold. No chain.

SERVICES

Mains electricity

Mains water

Mains drainage

Mains gas available nearby.

Broadband

Standard Speed 17mbps

Superfast Speed 80mbps

Ultrafast Speed 1000mbps

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

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

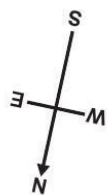
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From our Stags Bridport office proceed to the Town Hall and turn right into West Street. Continue over the 1st mini-roundabout and at the 2nd mini-roundabout the property is seen on the left.

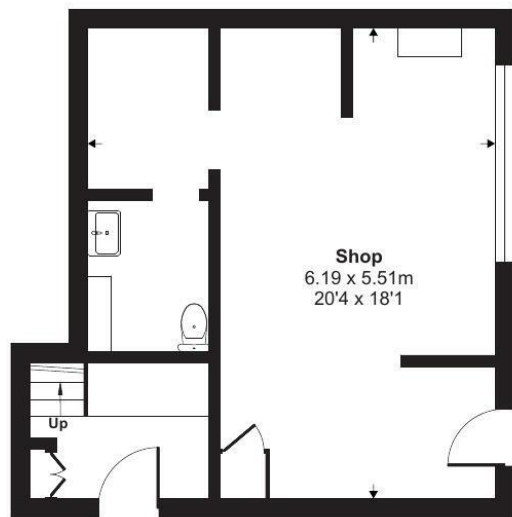




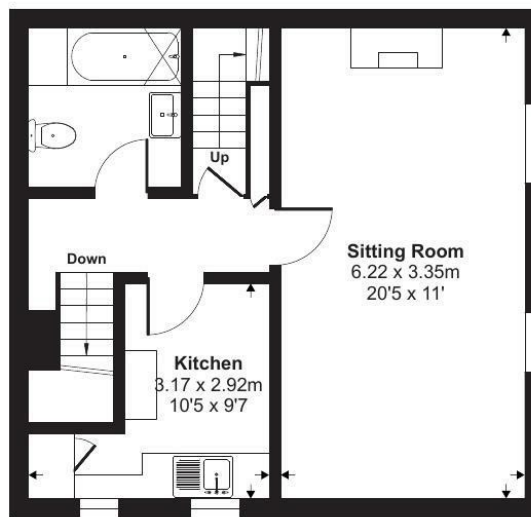
Denotes restricted
head height

Approximate Area = 1022 sq ft / 94.9 sq m
Limited Use Area(s) = 160 sq ft / 14.9 sq m
Total = 1182 sq ft / 109.8 sq m

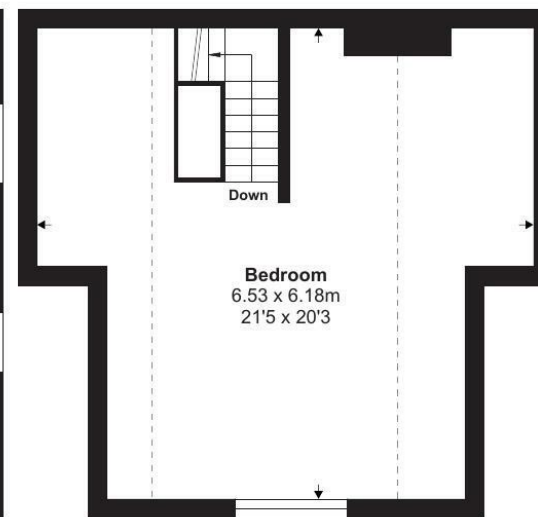
For identification only - Not to scale



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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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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