



11 South Street



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,Bridport, DT6 3NR

Prime Bucky Doo Square

Rare freehold commercial / residential investment - Lock up shop and 2 apartments in a prime town centre location

- Lock up shop
- Sales area around 386sqft
- Optional holiday letting opportunity
- In bussling Bucky Doo Square
- Freehold
- 2 stylist apartments
- Well appointed
- Historic building
- Rarely available
- Buisness rates (up to 100% relief)

Guide Price £450,000

THE PROPERTY

A rare investment opportunity to acquire an attractive, commercial, lock-up premises and 2 apartments, occupying a charming sought after central location on Bridport's picturesque South Street and overlooking Bucky Doo Square.

It is a very attractive and historic three storey building, believed to date back to circa 1838 and designed by James Wilson of Bath, who designed the Wesleyan Methodist Chapel. The property has classic stucco elevations under a slate roof and is listed grade 2, of architectural or historic importance.

THE SHOP

Comprising front retail space, inner hall (shared with access to the 2 upper apartments), rear retail area, store/cloakroom

The premises have been long established as a second-hand bookshop and is let on a lease expiring on 1st April 2028, with a passing rent of £5,600 per annum. A copy of the lease is available on request.



THE APARTMENTS

Under the recent current ownership subject to extensive refurbishment to a very high and stylish boutique style specification. The impressive features include gas-fired central heating, well equipped solid wood painted kitchen with marble worktops and comprehensive appliances, attractive period style sanitaryware and mains operated fire alarms.

There are numerous character style features including sash windows, stripped pine/painted floorboards, cast iron style radiators, deep skirting boards, panelled doors, shutters, rolltop bath and Burlington high level cistern.

The apartments enjoy lovely views over Bucky Doo Square and South Street.

TENURE

FREEHOLD .The shop will be sold subject to the existing tenancy.

SERVICES

All mains services. Gas-fired central heating. (Apartments)

Broadband - Standard up to 1Mbps and Ultrafast up to 1000Mbps.

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).

SITUATION

The apartment occupies a wonderful central location overlooking South Street and Bridport 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 shopping facilities, recreational and social amenities and a popular leisure centre with swimming pool. Bridport Arts Centre and The Electric Palace are both very nearby. A particular feature of the town is the large number of independent specialist shops, which provide a unique atmosphere. The popular coastal harbour resort of West Bay is only a few miles on the stunning Jurassic Coast.

HOLIDAY LETTING BUSINESS

The apartments are currently being very successfully let for holiday accommodation, generating an excellent income. Available with the benefit of forward bookings and contents by separate negotiation. Alternatively, vacant possession is available by agreement.

VIEWINGS

Strictly by appointment (subject to holiday bookings) with Stags Bridport.

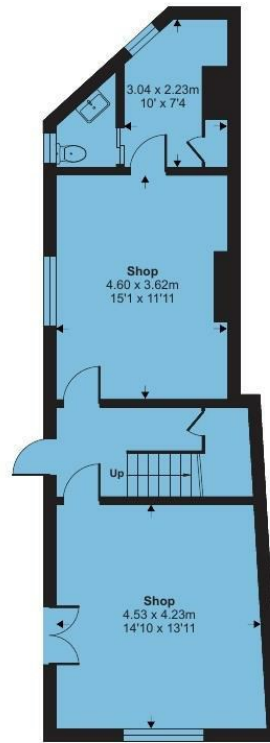
DIRECTIONS

The property is situated virtually opposite the Stags Bridport office.

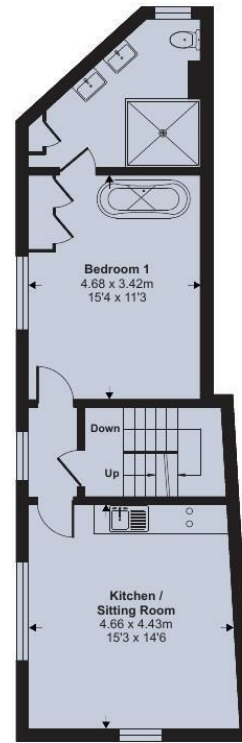


Approximate Area = 1620 sq ft / 150.5 sq m

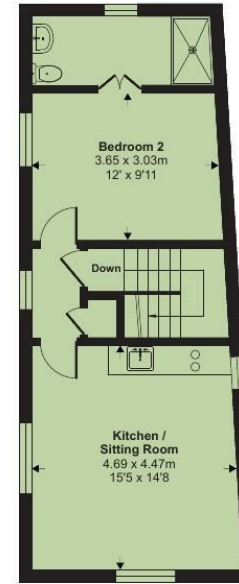
For identification only - Not to scale



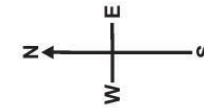
The Book Shop
11 South Street



The Art Studio
Flat 11B South Street



The Book Club
Flat 11A South Street



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1317583

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