



PRIME SHOP PREMISES TO LET IN CENTRAL LYME REGIS.
APPROX. 1,000 SQ. FT. RETAIL SPACE.



45/46, Broad Street, Lyme Regis, Dorset DT7 3QF

Larger shops such as this rarely come onto the market in Lyme Regis.

This is a bustling coastal town which attracts visitors throughout the year not least because it is very picturesque (with innumerable character buildings, extensive seafront and a popular sandy beach next to the centuries old Cobb Harbour) but it is also on the Jurassic Coast (a World Heritage Site) noted for its geology and as a centre for fossil hunting.

The main shopping street (Broad Street) is not extensive and hence the strong demand from both independent and multiple retailers - a good mix of trades offering a wide range.

45/46 Broad Street occupies the ground floor of a handsome Georgian property. Close by there is a Tesco Express, Costa, Fat Face, Sea Salt etc., also a variety of cafes, restaurants. To the rear is one of the town's main car parks (NCP). Boots has successfully traded for over 50 years and its unexpected closing follows widespread store closures throughout the country.

THE PROPOSED LEASE

5 years plus.

Full Repairing and Insuring (we understand this excludes the main roof).

Rent reviews every 5 years.

A renewable lease will be considered.

Rent: £25,000 per annum in Year 1, increasing to £30,000 in Years 2 and 3.

FLOOR AREAS

Front Shop: approx. 77 m. sq. (830 sq. ft.)

Rear Retail Area: approx. 20 m. sq. (21 sq. ft.)

Plus Staff Room, WC and Storage.

RATEABLE VALUE

£31,750

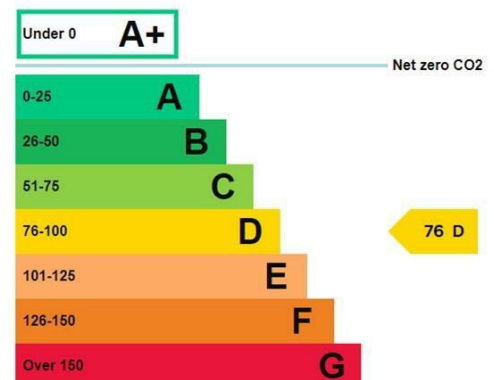
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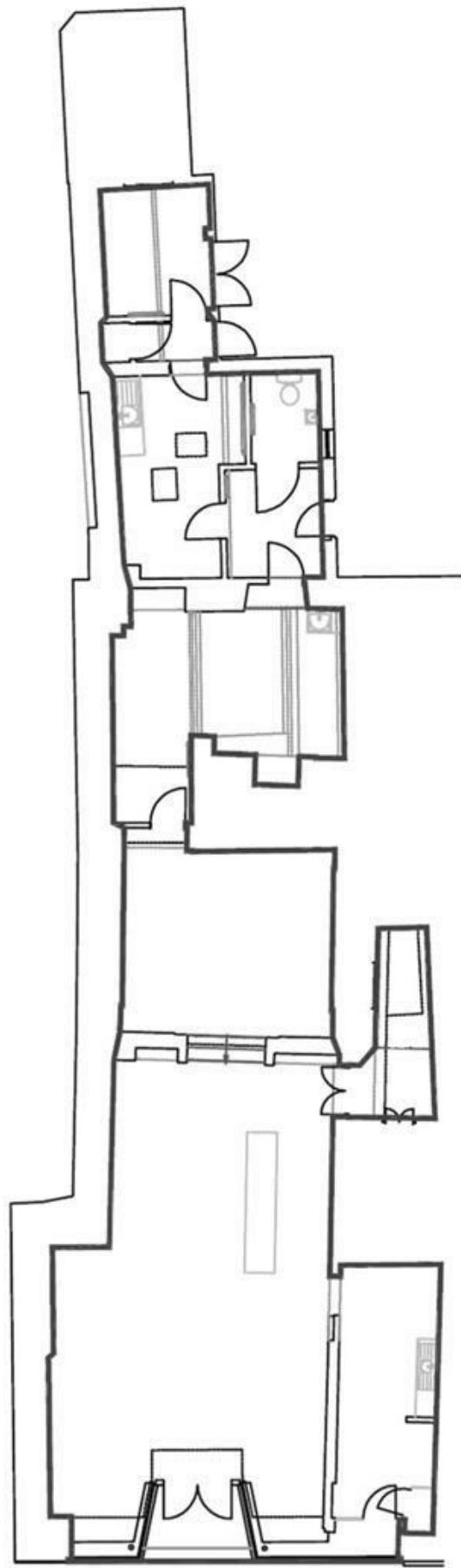
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.



Energy rating and score

This property's current energy rating is D.







NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4687**

www.martindiplock.co.uk
email: post@martindiplock.co.uk

36 Broad Street, Lyme Regis
Dorset, DT7 3QF
01297 445500