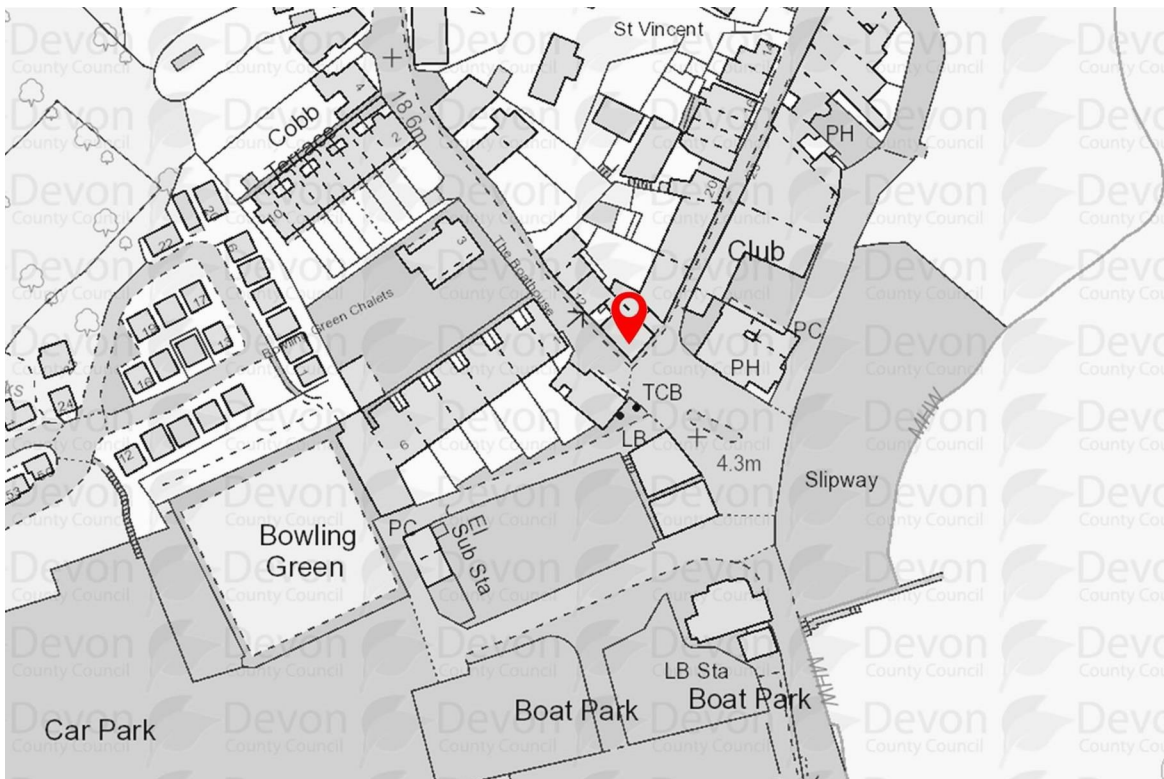




A UNIQUELY POSITIONED SHOP PREMISES IN A PRIME LOCATION IN COBB SQUARE, WITH SUPERB VIEWS OF THE COBB HARBOUR



Shop Premises at The Old Watch House, Marine Parade, Lyme Regis  
DT7 3JF

An ideally positioned and unique retail premises situated to the ground floor of The Old Watch House, an historic period property which we understand was originally the Old Coastguards House.

The location is exceptional – very prominent in Cobb Square with superb views of the famous Cobb Harbour, with the beach and seafront amenities being within touching distance.

In addition to the peak Summer holiday trade there are an increasing number of visitors throughout the year, especially at weekends and school holidays.

This is a rare opportunity to purchase a premises such as this in a sought after location, owing to the long standing tenant ('Calico') taking retirement after many years of occupation.

### THE PREMISES

Lock-up shop premises on the ground floor of The Old Watch House, an historic period property which we understand was originally the Old Coastguards House.

The location is exceptionally good - very prominent in Cobb Square with superb views of the famous Cobb Harbour. Also close by is the sandy town beach.

In addition to peak summer holiday trade, there are an increasing number of visitors throughout the year, especially at weekends and school holidays.

Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

### The Main Shop

11'6" x 18'1" - Floor Area approx. 225 sq. ft. (20.9m sq.)  
Good display window to the front with glazed entrance door, recessed forecourt for display purposes, downlighters, understairs cupboard.

### Kitchenette and WC

### THE LEASE

A new 5 year lease with full repairing and insuring terms will be granted, with a rent review after 3 years. Please note that the lease excludes the Security of Tenure Provisions of the 1954 Landlord & Tenant Act whereby there will be no automatic right to renewal at the end of the term of the lease. The purchaser and prospective tenant will be liable for the landlords legal costs.



## THE RENT AND INGOING

Offers are invited based on a guide of £12,000 per annum rental (£1,000 per month), and a £12,000 ingoing.

## MATERIAL INFORMATION

Local Authority: Dorset Council

Rateable Value: £6,000 - 100% Rate Relief is available, applicants are advised to make enquiries with Dorset Council.

Please note that The Old Watch House is a Listed Building.

## SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Broadband and Mobile Signal/Coverage: See [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## VIEWING

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

## 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. **S4712**

[www.martindiplock.co.uk](http://www.martindiplock.co.uk)  
email: [post@martindiplock.co.uk](mailto:post@martindiplock.co.uk)

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