

54-58 West Street
Bridport, Dorset, DT6 3QP



For Sale

Substantial Retail Premises In
Sought-After Market Town

A photograph showing the interior of a retail shop. The space is filled with various goods on shelves and racks. In the foreground, there are stacks of white ceramic plates and bowls, and a display of colorful patterned bags. The shelves are stocked with a variety of items, including packaged goods, kitchenware, and household items. The shop has a high ceiling with long fluorescent light fixtures. The overall atmosphere is that of a well-stocked, functional retail space.

Price: £575,000

- Substantial retail premises in sought-after market town
- Characterful Grade II listed property
- Bridport town centre location
- In close proximity to a Waitrose supermarket, Costa Coffee, Nationwide Building Society and The Original Factory Shop
- Large open plan sales area with staff office, kitchenette, wc and storage facilities to the rear and part first floor
- Recently completely refurbished internally
- 4 allocated car parking spaces to the rear
- Of interest to owner occupiers, developers and investors
- Not elected for VAT
- New 999 year long leasehold interest

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Nearby
Occupiers:

Waitrose

Nationwide

**the
original
factory
shop**

COSTA
Boots

Superdrug ☆

Location



Bridport is a historic Market Town in Dorset, located 15 miles west of Dorchester. The subject premises is located within a strong trading position on West Street, amongst national and multiple retailers including **WAITROSE SUPER MARKET, COSTA COFFEE, NATIONWIDE BUILDING SOCIETY, THE ORIGINAL FACTORY SHOP, SUPERDRUG and BOOTS PHARMACY.**

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Description

The premises form a substantial retail unit comprising a main open plan sales area with further staff offices, kitchenette, WC's and ancillary storage to the rear of the premises. Also located to the rear of the premises via an internal staircase is a first floor area providing additional storage facilities. The premises provide substantial frontage to West Street, offering the ability for the premises to be split into small units (subject to any necessary consents required). The premises are currently used as a department store and are well presented throughout. The property is Grade II listed and the front of the premises have recently been painted throughout.

To the rear of the premises there are loading facilities and 4 allocated car parking spaces.



Accommodation

	sq m	sq ft
Ground floor gross internal area	484	5,210
First floor gross internal area	32	345
Total	516	5,555

Outside

Rear parking for 4 vehicles.

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Tenure

The premises will be sold by way of a new 999 year long leasehold interest at a peppercorn ground rent. **Note: the freehold of the rear access road will be included in the sale.**

Price

£575,000

Rateable Value

£32,500 (from 1.4.23) 49.9p in the £ for 2024/25.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC Rating

TBC

VAT

We have been informed by our client that the premises are currently not elected for VAT.

Viewings

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



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First Floor

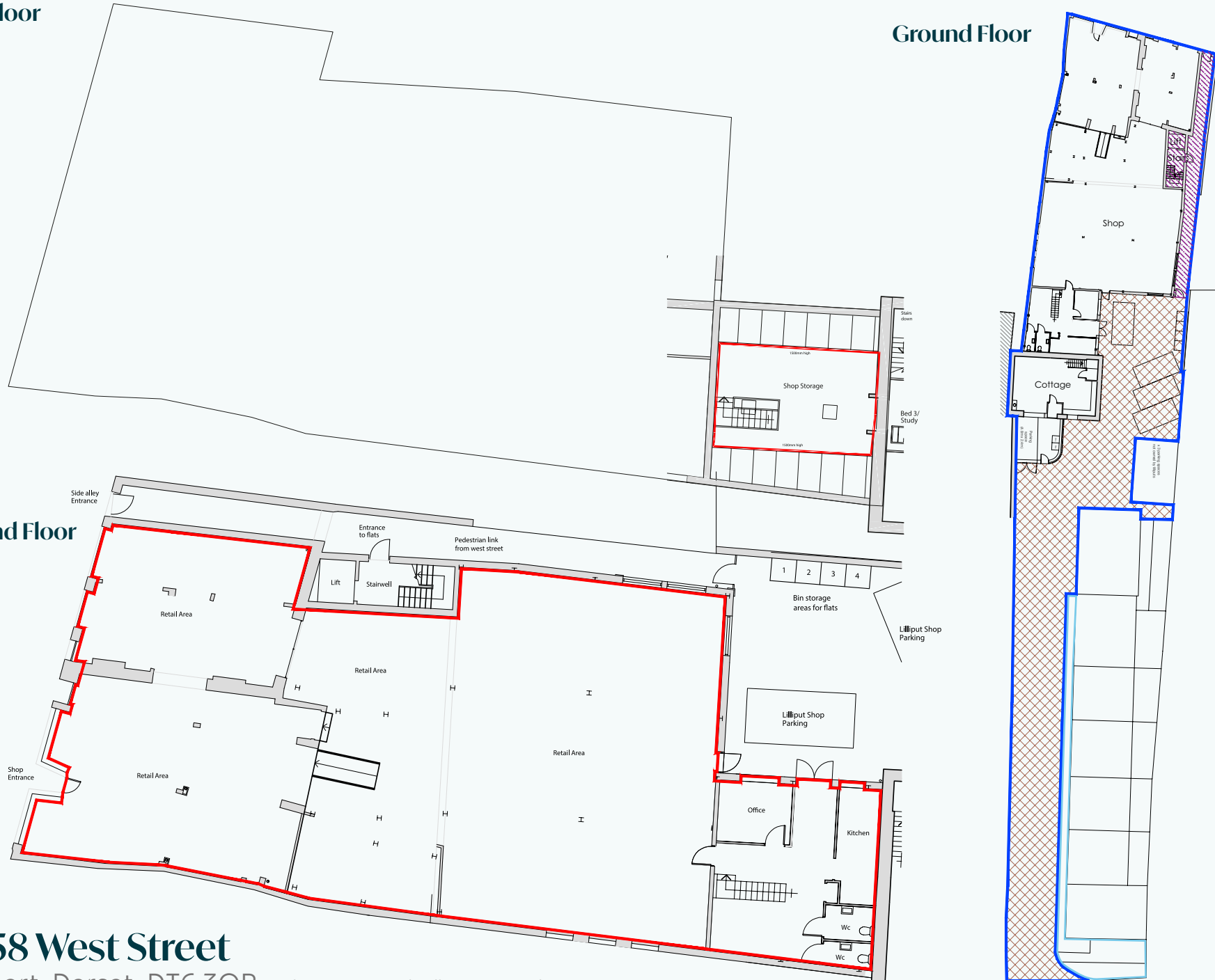
Ground Floor

Ground Floor

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Plans not to scale, illustration only



Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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