



Weldmar Hospicecare Trust Caring for Dorset

HARVEY & ANDERSON HAIR

STAGS

STAGS

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We are open.

Weldmar Hospicecare Trust logo and window display items

26 South Street
01308 456910

150 YEARS
KNOWLEDGE | TRUST | REPUTATION | EXPERIENCE



28 South Street COM

Bridport, Dorset DT6 3NQ

In sought after South Street within the heart of the town.

To Let - Attractive lock-up commercial premises, in a very prominent and sought after town centre location in South Street.

- Attractive lock-up commercial unit
- Sales area
- Kitchen/store
- In bustling South Street
- Available January 2025
- Total 627sqft
- Store/office
- Rear courtyard
- New lease
- Rateable Value £10,000 (up to 100% relief may be available). EPC TBC

£14,000 Per Annum

THE PROPERTY

Attractive lock-up commercial premises, occupying a very prominent and most attractive town centre location, just down from Bucky Doo Square in the popular area of South Street.

The property would be suitable for a wide range of uses – subject to any necessary planning consents and landlord's approval.

The accommodation briefly comprises – Large main sales area with attractive, good sized, display window, rear store/office, kitchen/store, cloakroom, outside courtyard with two stores.



SITUATION

The premises occupy a very prominent and most attractive town centre location, close to Bucky Doo Square. South Street is a very popular and busy trading area with a varied range of independent retailers, professional offices and cafes together with Bridport Arts Centre and the Electric Palace. Bridport is a thriving and historic market town and holiday area, extensive street markets are held twice weekly. The popular coastal resort of West Bay is within only a few miles.

TENURE

New lease on full repairing and insuring terms. Length of lease negotiable. Rent £14,000 per annum.

SERVICES

Mains electricity, water and drainage. Electric heating.

BUSINESS RATES

The rateable value is £10,000. Up to 100% relief may be available.

LOCAL AUTHORITY

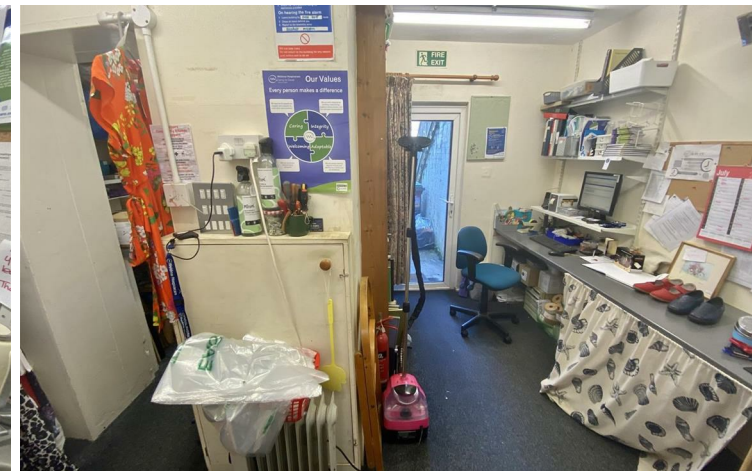
Dorset Council – www.dorsetforyou.gov.uk

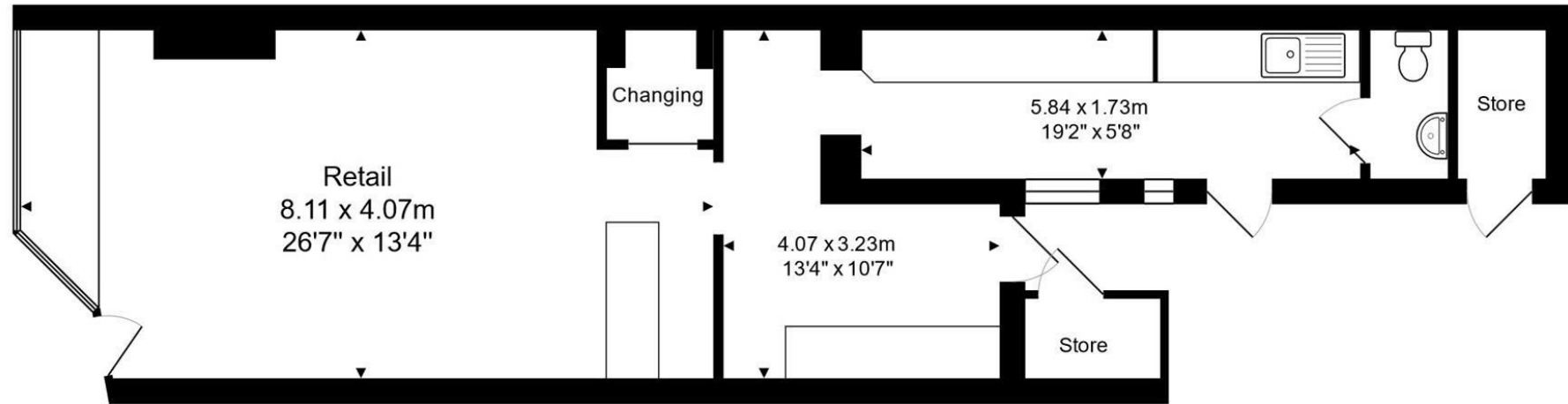
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

Just two doors up from the Stags offices.





Total Area: 58.2 m² ... 627 ft²
 Not to scale. Measurements are approximate and for guidance only.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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