



76, West Street



# 76, West Street

Bridport, Dorset, DT6 3QX

Within the heart of the town.

**OPEN GUIDE PRICE £250,000 - £275,000**

Large attractive double-fronted commercial unit with flat in a high profile town centre position – Available vacant or as investment

- Owner/occupier or investment opportunity
- 2 Bedroom flat
- Rear courtyard
- Freehold
- Rarely available
- Large commercial premises opportunity
- Currently takeaway/restaurant
- Rent passing £15,600pa
- Prominent town centre position
- Council Tax Band A plus Business Rates (up to 100% Relief available)

**Guide Price £250,000**

## THE PROPERTY

76 West Street is a very attractive, end of terrace, period building comprising a double-fronted commercial unit with living accommodation over, in a prominent location on the western edge of Bridport town centre. The property is believed to date back to the 18th century, being predominantly of brick construction with timber windows under pitched slate roofs. It is listed grade 2, of architectural or historic importance.

Available with vacant possession or with the current tenancy.

## COMMERCIAL UNIT

Double-fronted commercial unit arranged on the ground floor, comprising takeaway/restaurant, inner hall, 2 kitchens, freezer room, covered area, WC and store.



## THE FLAT

Arranged over two floors comprising:

First floor - Hall, living/dining room, kitchen/breakfast room

Second floor - Landing, 2 bedrooms, bathroom/shower room.

## OUTSIDE

No off-road parking although adjoining car park and a number of Council car parks very nearby.

Small rear south-facing courtyard.

## CURRENT TENANCY

Let on a monthly licence at a rent of £1,300 per calendar month, equating to £15,600 per annum.

## SITUATION

Occupying a high profile corner trading position, with good passing footfall/traffic, at the end of West Street.

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 business, recreational and social amenities. The popular coastal harbour resort of West Bay is only a few miles to the south, on the stunning Jurassic Coast.

## TENURE

Freehold.

## SERVICES

All mains services.

Broadband - Standard up to 18Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside and EE and Three 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).

## VIEWINGS

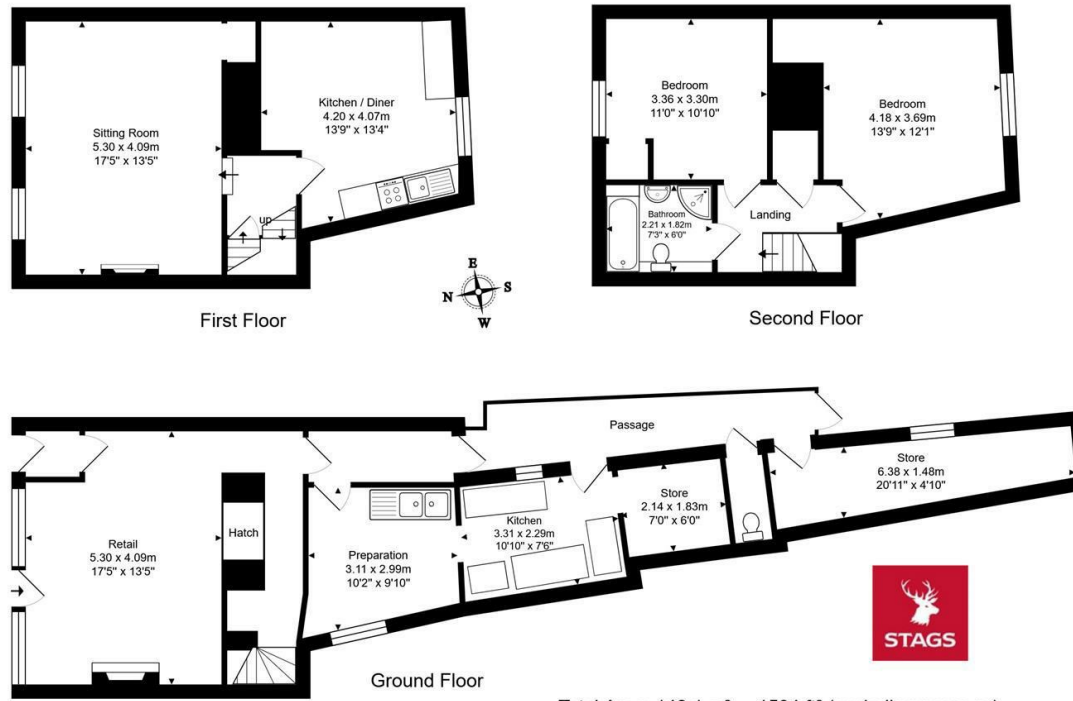
Strictly by appointment with Stags Bridport.

## DIRECTIONS

From our Stags Bridport office, proceed to the Town Hall and turn left into West Street. The property is seen at the far end, just before the mini-roundabout.

What3Words///study.ramps.loudly





Total Area: 148.1 m<sup>2</sup> ... 1594 ft<sup>2</sup> (excluding passage)

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.



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