



19, South Street





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# 19, South Street

Bridport, Dorset, DT6 3NR

Prime Town Centre location close to Bucky Doo Square.

Rare freehold commercial/residential opportunity – Lock-up commercial unit and fabulous duplex apartment in a prime town centre location

- Lock-up 400sqft commercial unit
- Stunning duplex apartment
- 2 Generous bedrooms
- Newly converted
- In bustling Bucky Doo Square area
- Suitable for a whole range of uses
- Living/dining room/kitchen
- Above average specification
- Excellent owner occupier/investment opportunity
- Freehold Business Rateable Value £6,300 (up to 100% relief available). Council Tax Band B

Guide Price £425,000

## Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | [bridport@stags.co.uk](mailto:bridport@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## THE PROPERTY

A rare owner occupier/investment opportunity to acquire an attractive freehold commercial lock-up premises and duplex apartment, occupying a charming sought after central location, on Bridport's picturesque South Street and very close to Bucky Doo Square.

Both properties have been very recently converted to a high standard.

The sale price includes the PV panels which generate excellent income.

## THE COMMERCIAL UNIT

Attractive lock-up commercial premises, suitable for a wide range of uses.

The accommodation briefly comprises – Retail/office, small store, large store and separate WC .

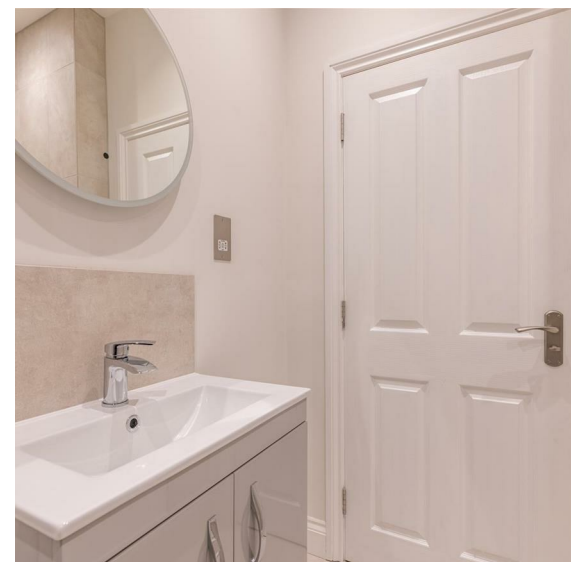
## THE APARTMENT

A stunning duplex apartment offering bright and spacious west/east facing accommodation with large windows and high ceilings throughout. The skilfully planned conversion project has been completed to an exacting specification with numerous modern contemporary fittings.

The property is self-contained, making it an ideal full-time residence, second home, buy to let or holiday investment.

The impressive specification includes gas-fired central heating, uPVC part sash style windows, well equipped kitchen with anthracite fronted units, solid oak worktops, AEG electric oven, gas hob, cooker hood and integrated fridge/freezer and integrated dishwasher, utility with matching units and wash/drier, contemporary bathroom with extra large bath, mains shower and illuminated mirror, brushed steel power points (many with USB points and light switches, plus TV aerials and energy efficient LED downlighters.

The apartment is finished with fitted carpets and acoustic soundproof flooring.





### TENURE

Freehold. The commercial unit is offered with vacant possession. The apartment is subject to an Assured Periodic Tenancy. The current rent passing is £1200 PCM

### SERVICES

All mains services. Gas-fired central heating (apartment). PV panels. Broadband - Standard up to 18Mbps and Superfast up to 80Mbps. Mobile phone service providers available are O2 (likely) EE, Three, and Vodafone (all limited) for voice and data services inside, EE, Three, O2 and Vodafone for voice and data services 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).

### SITUATION

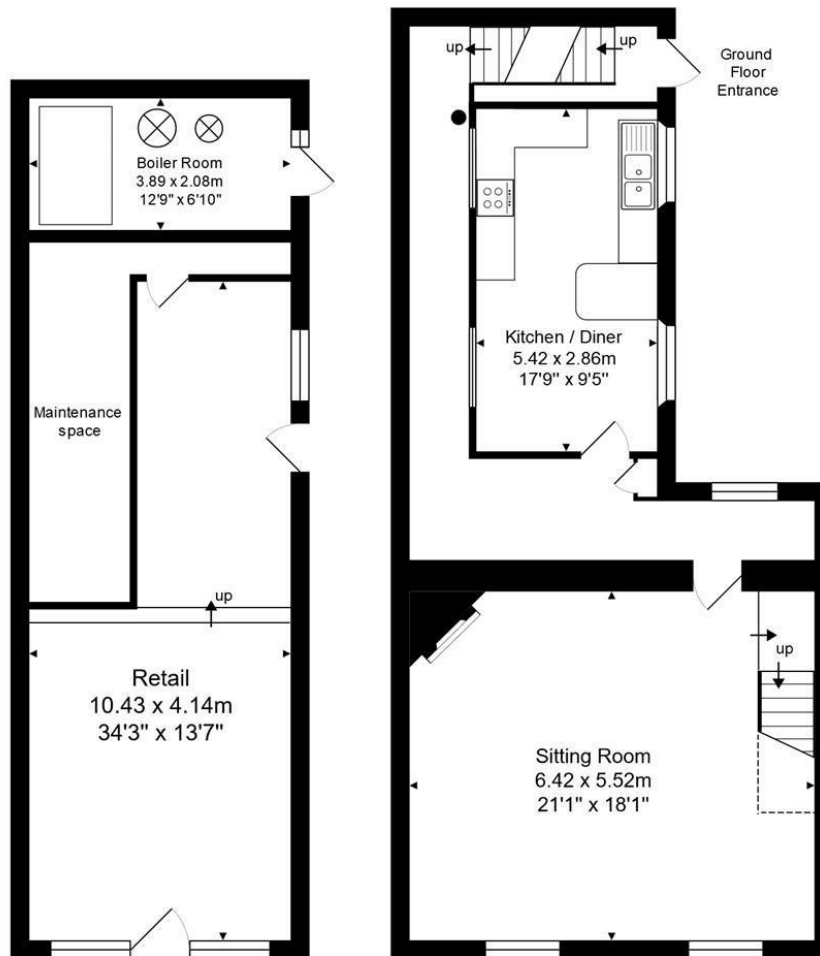
The property occupies a wonderful central location in South Street and just down from Bucky Doo Square. Bridport is a thriving and historic market town and holiday area, extensive street markets are held twice weekly and the town has an excellent range of shopping facilities, recreational and social amenities and a popular leisure centre with swimming pool. Bridport Arts Centre and the Electric Palace are both very nearby. A particular feature of the town are the large number of independent specialist shops, which provides a unique atmosphere. Bridport was voted, in 2026, by the Sunday Times, as one of the best places to live in the UK.

### VIEWINGS

Strictly by appointment with Stags Bridport.

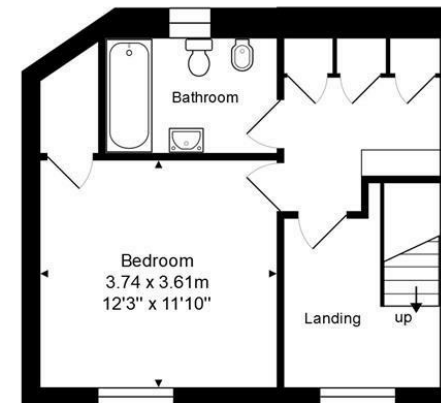
### DIRECTIONS

The property is situated virtually opposite the Stags' Bridport office. What3Words: [///arching.glossed.droplet](https://www.what3words.com////arching.glossed.droplet)



Ground Floor

First Floor



Second Floor



Produced for



by The EPC Operation

Total Area: 163.9 m<sup>2</sup> ... 1764 ft<sup>2</sup>

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>76</b>               | <b>76</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

