

6, South Street

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Bridport, Dorset DT6 3NQ

Substantial Historic Landmark Commercial Building in a Prime Town Centre Location.

- Handsome Historic Landmark Building
- Numerous Potential Business Opportunities
- Potential Upper Floor Letting Rooms
- 2698 SqFt
- Retirement Sale
- High Profile Prime Position
- Ideal Cafe/Restaurant/Retail
- Potential Maisonette
- Very Rare Opportunity
- Freehold

Guide Price £430,000

THE PROPERTY

6 South Street is a substantial FOUR storey historic period landmark commercial building occupying a very high profile town centre location overlooking Bucky Doo Square. The exact age is unknown although it probably dates back at least 200 years. There is a brick date S.G. 1880 (S.G could possibly stand for Samuel Gundry - a prominent local figure of that time). It is Grade II Listed of architectural or historic importance and has part coloured brick elevations with a large shop front.

There are numerous character features including exposed stone and brick, exposed beams, exposed floorboards, sash windows, stripped pine doors and exposed A frames, all typical of tis period.

From the upper rear floors there are views over the town and to the surrounding countryside, taking in Colmer's Hill.

BUSINESS HISTORY/POTENTIAL

Under the current ownership since 2004, a very successful and popular restaurant/café/bar business was operated with strong local and seasonal trade.

The building has around 90 seat capacity.







The building offers a fantastic potential for a wide range of business opportunities which might include carrying on as a restaurant/bar/café business or possibly downscaling to say a pizzeria or coffee shop. The owner was at one stage contemplating converting the first floor void area into a cocktail bar with a private member's club.

Alternatively, there is excellent potential to convert some of the upper floors into letting rooms or to provide one large apartment (planning application submitted to convert upper floors to a 4 bed apartment) for personal use, long term or holiday lets.

THE ACCOMMODATION

Ground floor – large seating/bar area with dumbwaiter, large shop front window, cloakroom and disabled wc, rear hall with fire exit (to alley onto South Street), ladies cloakroom/potential store, cellar.
First floor – landing, lounge, inner lobby with void and dumbwaiter, lounge, rear landing/passage, snug with back stairs, store (former cloakroom)/boiler room.
Second floor – landing with cupboard, lounge, kitchen with dumbwaiter.
Third floor – office/attic room.

SITUATION

The property occupies a very prominent and most attractive town centre location in Bucky Doo Square. Bridport is a thriving and historic town. This year, Bridport was award winning under The Sunday Times' best places to live in the UK. Extensive street markets are held twice weekly and the town has a lively retailing, food and art scene.

Major chain retailers include Boots, M&Co, WHSmith, Peacocks and Waitrose, although a particular feature of Bridport town is the large number of independent and specialist shops which provide a unique atmosphere.

The popular seaside and harbour resort of West Bay on the stunning Jurassic Coast is only a few miles away.

SERVICES

All mains services. Gas fired central heating.
Broadband - Standard up to 19Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside, in addition to EE 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).

BUSINESS RATES

Current rateable value is £14,250 (this is not the amount you pay).

VIEWINGS

Viewings strictly by appointment with Stags, Bridport.

DIRECTIONS

The building is located just up from Stags offices opposite Bucky Doo Square/Town Hall.

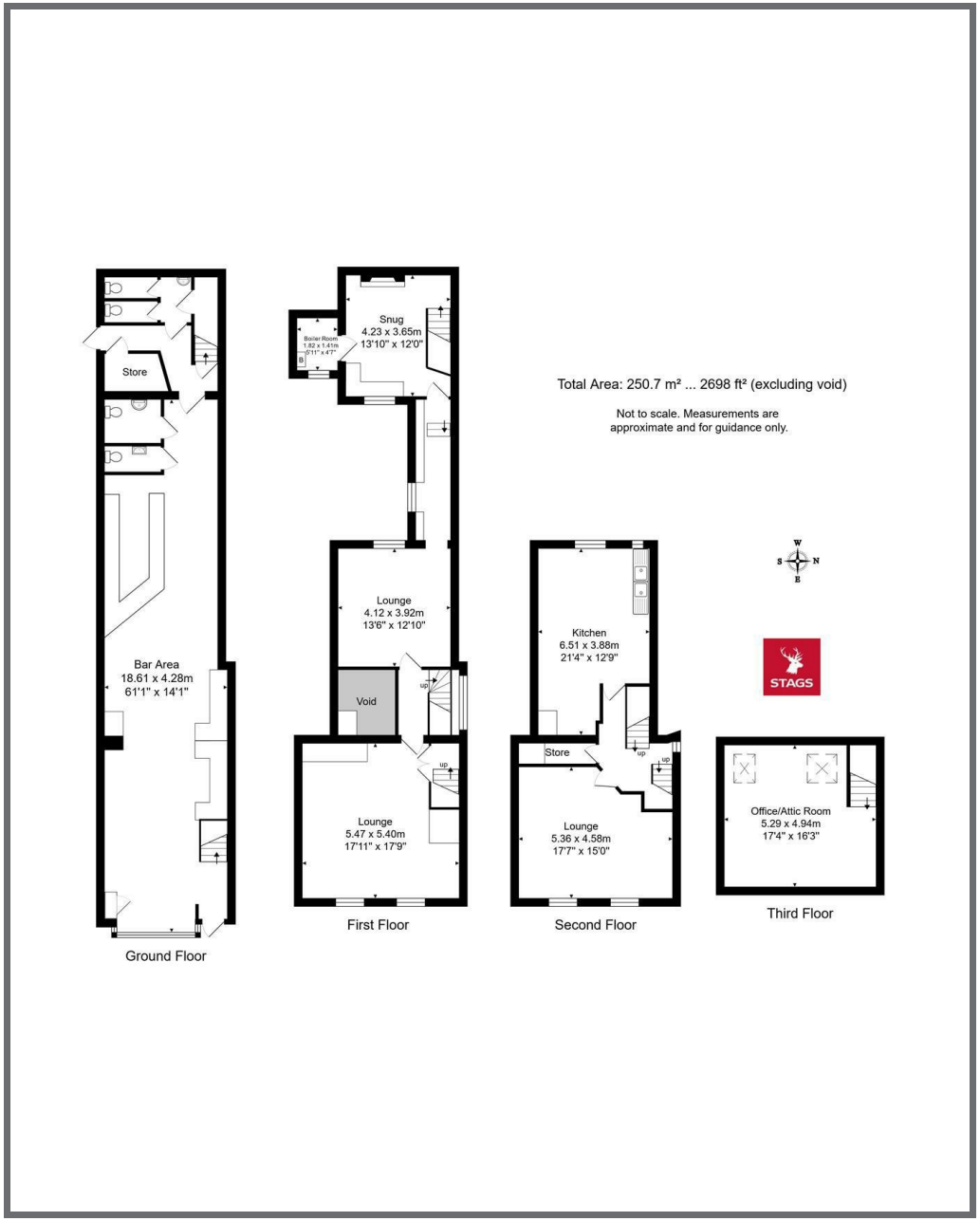






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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