



STAGS

39 South Street, Bridport, Dorset, DT6 3NY

A very attractive and smart lock-up shop/office premises in a busy town centre location.

- High Profile Position • Large Shop/Display Window • Ideal for Office or Retail • Good Passing Trade • Early Possession Available • New Lease •

£7,000 Per annum

EPC Band TBC

01308 428000 | bridport@stags.co.uk

THE PREMISES

A very attractive lock-up office/shop premises forming part of a period building probably dating back over 200 years. Under the current ownership since 2010, it has been subject to extensive refurbishment to include rewiring, new oak flooring and vinyl floor coverings, the fitting of extensive storage cupboards and panelling, new kitchen units and redecoration together with the provision of IT services. There is a large shop/display window .

The premises would be equally ideal for office or retail purposes, subject to any necessary consents.

In total the net floor area extends to about 250sqft (23.2sqm).

THE ACCOMMODATION (WITH

MAIN OFFICE/SHOP

15'8 x 12'5 (4.8m x 3.81m): large display window, extensive cupboards and panelling.

LOBBY

REAR AREA/KITCHEN

7'6 x 4'4 (2.32m x 1.35m): kitchen units, storage area.

CLOAKROOM

WC and large wash basin.

LEASE

New lease (to be negotiated) on internal repairing (including display window) and insuring terms.

BUSINESS RATES

Current rateable value £4300. Small business rate relief of up to 100% may be available.

ENERGY PERFORMANCE

Awaited.

SITUATION

The premises front on to the wide pavement of South Street in a prominent and most attractive location not far from Buckydoo Square and the town hall, and close to the public library and South Street car park.

There is good passing trade. Major chain national retailers include Boots, M&Co, Fat Face, Waterstones, Costa, Coffee One, W H Smith, Peacocks and Waitrose.

There is also a good number of regional firms, although a particular feature of Bridport town is the above average number of independent and specialist shops and offices which provide a unique atmosphere together with a twice weekly market held on Saturdays and Wednesdays.

The popular coastal resort of West Bay and the stunning Jurassic Coast are within only a few miles to the South.

LOCAL AUTHORITY

Dorset Council:

www.dorsetforyou.gov.uk

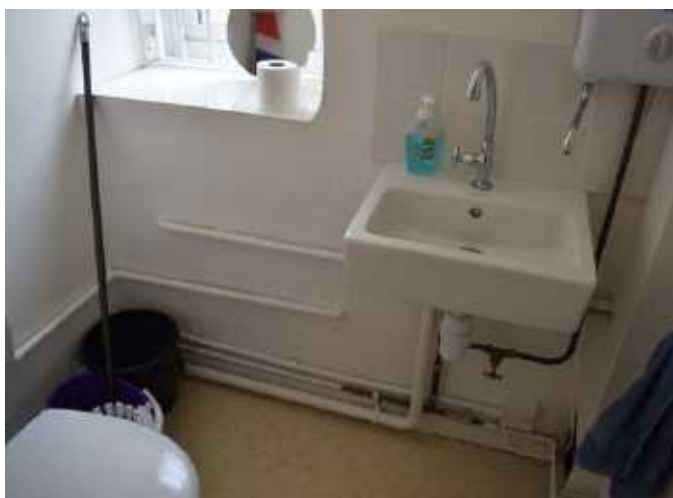
VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000. For further information please contact Martin Bowen-Ashwin MRICS MNAEA: email m.bowenashwin@stags.co.uk.

DIRECTIONS

Located just a short walk from the Stags office in South Street and on the eastern side just before the public library.

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01308 428000
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