



A DELIGHTFUL TEA ROOM/CAFE/COFFEE SHOP FORMING PART OF AN IMPOSING PERIOD PROPERTY SITUATED ON THE BUSY MARINE PARADE



The Old Bonded Store Tea Room, Marine Parade, Lyme Regis, DT7 3JF  
Guide Price £15,000



Martin Diplock Chartered Surveyors & Estate Agents - Commercial Property

The Old Bonded Store Tea Room (Unit 4) forms part of an impressive Grade II Listed character property conveniently situated at the western end of Marine Parade close to the Cobb Harbour and beaches. It has been trading as a tea room/café/coffee shop for many years.

Inside, the character accommodation can serve up to 18 covers with a further 4 covers within the communal entrance passageway (at the discretion of the Landlord).

The current proprietors are looking to retire. They offered a range of Barista coffees, light lunches and afternoons teas with takeaway options included. The previous owners ran the business for 10 years and the turnover for 2016/17 was £59,343. From 2020-2021 the business was closed in line with Government Covid guidelines.

Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

#### **THE LEASE**

The Landlord will grant a new 3 year lease (opted out i.e. not automatically renewable). The net rent will be £7,800 per annum (£650 pcm) which includes contributions to the buildings insurance and fire service costs.

The new tenant is responsible for the reasonable Landlord's legal fees.

#### **Business Rates**

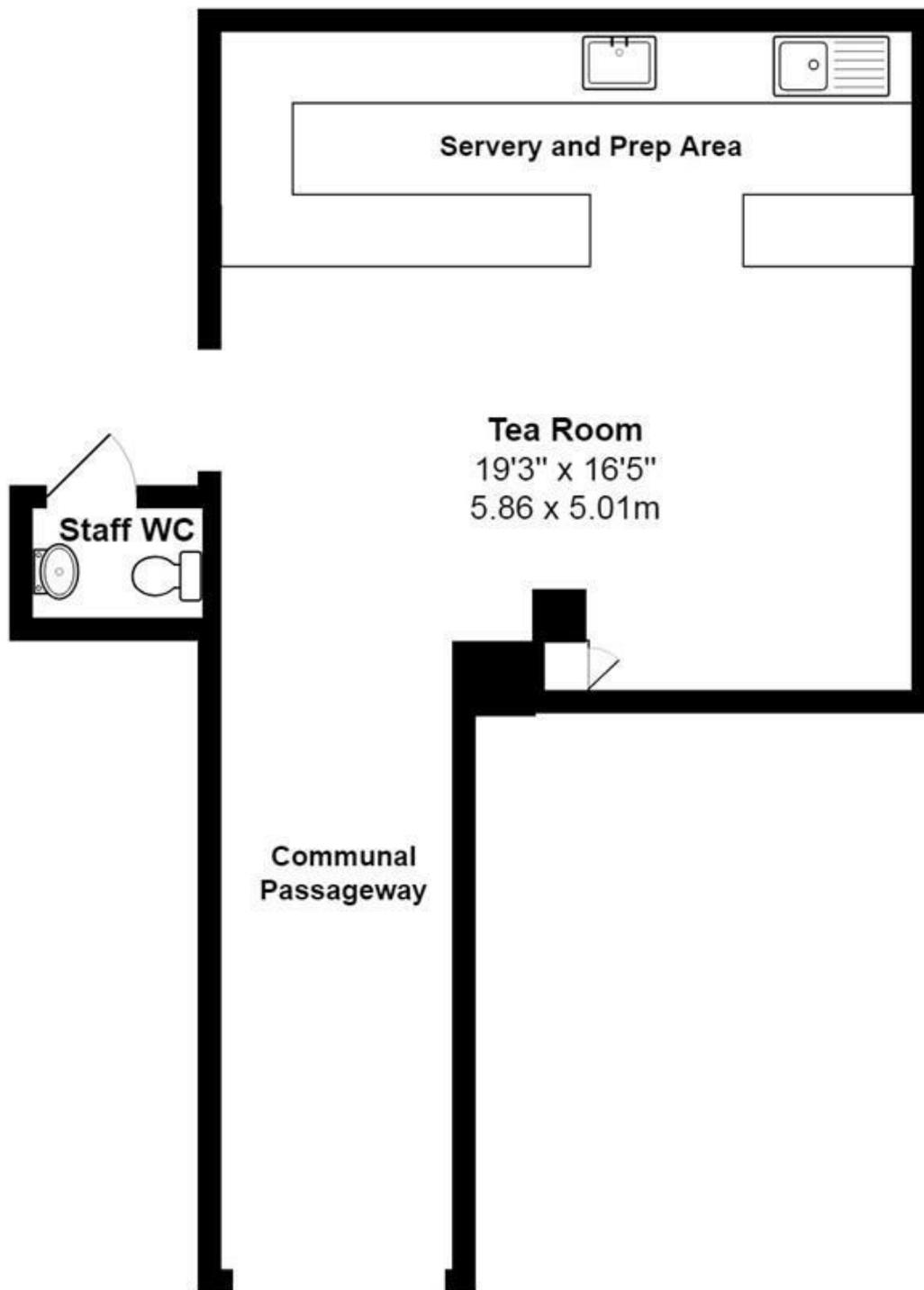
Rateable Value: £6,000

Rates Payable: TBC

Note: The new tenant may be eligible for 100% rate relief - please check with Dorset Council, South Walks House, South Walks Road, Dorchester DT1 1UZ (01305) 251010.

#### **VIEWING**

Strictly by appointment with the vendor's agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.



**NOTES:**

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
  - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
  - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
  - 2.3 **Plans where shown are for identification purposes only – not to scale.**
  - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4501**

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