



44, Church Street



# 44, Church Street

, Lyme Regis, DT7 3DA

Town Centre and Seafront nearby.

**Freehold commercial/residential investment – A self-contained ground floor commercial unit with a spacious maisonette over in the highly sought after coastal town of Lyme Regis**

- Rare investment/home and income opportunity
- Attractive commercial unit
- Spacious 1542sqft floor area (total)
- 3 Parking spaces
- Rateable value £10,250 (up to 100% relief available)
- Total rental income £22,200pa (5.6% gross yield)
- Self-contained maisonette
- Small enclosed outside area
- High profile location
- Council Tax Band C

**Guide Price £395,000**

## THE PROPERTY

44 and 44a Church Street is a detached building comprising a self-contained ground floor commercial unit and a self-contained maisonette over, with parking, occupying a high profile location within the heart of the town centre.

The property is believed to have been built in the 1950s with brick-faced elevations and lies within the Conservation Area.

The lock-up commercial unit (44) comprises an attractive double-fronted premises with entrance hall, 2 offices, lobby, WC, inner hall, kitchen, disabled cloakroom, rear store/office

The maisonette (44a) has all modern amenities with gas-fired central heating, timber sealed unit windows, well equipped kitchen with solid wood fronted units, electric oven, electric ceramic hob, cooker hood, modern bathroom and en-suite shower room. From the second floor there are lovely distant views along the Jurassic Coast and over the town rooftops, taking in the church.

The accommodation extends

Ground floor - Hall with stairs

First floor - Landing and inner hall, living room, archway to kitchen/dining room, bedroom, bathroom

Second floor - Bedroom with en-suite shower room



## OUTSIDE

Three parking spaces (two for the commercial unit and one for the maisonette), EV charger point.

The maisonette has a small enclosed outside area with timber decking and beds.

## LEASE AND TENANCY

The commercial unit is let to Toad Hall Cottages Ltd on a new 6 year lease (commencement date 1st June 2025) with a 3 year rent review/break clause. Rent passing £22,200pa

The maisonette is let on an Assured Shorthold Tenancy. Rent passing £850pcm/£10,200pa. The tenant would like to stay, otherwise vacant possession available (subject to the Renters Right Act 2026)

## SITUATION

The property enjoys a high profile location within the heart of Lyme Regis old town, only a few minutes or so from the seafront and town centre.

Lyme Regis forms part of the stunning Jurassic World Heritage Site with a thriving town centre offering a whole variety of shopping, business, restaurants and hotels. The market town of Axminster is only 6 miles away with rail services to London Waterloo.

## SERVICES

All mains services. Gas-fired central heating to maisonette.

Broadband - Standard up to 15Mbps and Superfast up to 80Mbps.

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

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Bridport follow the A35 towards Lyme Regis. After the Charmouth Bypass take the 2nd exit to Lyme Regis. Proceed down Charmouth Road into Church Street and the property is seen on the left, a few hundred yards before the church.

What3Words: ///jetted.fellow.somewhere



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>			
(55-68) <b>D</b>		66	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1314 sq ft / 122 sq m  
Annexe = 228 sq ft / 21.1 sq m  
Total = 1542 sq ft / 143.1 sq m  
For identification only - Not to scale

Ground Floor

First Floor

Second Floor

Access To Eaves

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1470957