

Symonds
& Sampson



11/11a, East Street, Bridport, DT6 3JU

A large retail unit in Bridport town centre available to lease.



1795.00 sq ft

- Prominent town centre retail unit
 - Wide frontage
 - Staff area and WC
- High quality fit out
- Additional storage area

£39,500 Per Annum

THE PROPERTY

The retail premises of this listed building comprise two shops that have been combined to create a larger shop of 166.7sqm (1,795sqft). Wide frontage to East Street with return frontage to Downes Street. The premises comprise a largely open layout with distinct zones. To the rear is a further retail /storage area with staff area and WC off.

Consideration shall be given for proposals to return the shop to two separate units.

SITUATION

The retail premises sit in a prime position on East Street close to the junction with Downes Street and the West Street/South Street junction. Retailers close-by include Boots. Grape Tree, Mountain Warehouse among others.

DIRECTIONS

From our office in South Street simply walk up to the junction with East and West Street and the property is 50m along to the east on the north side with return to Downes Street.

What3words///coil.mashing.telephone

SERVICES

Mains water, electricity and drainage.

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Business Rates:

RV currently separately assessed. RV £11,000 and £17,000.

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.lettingbusinesspremises.co.uk.

FINANCE ACT 1989

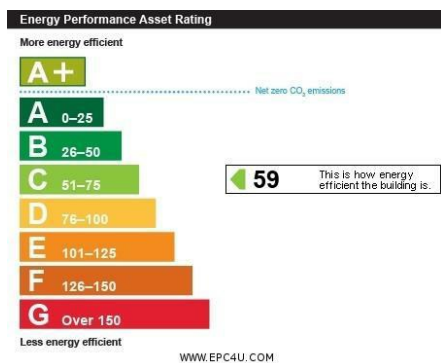
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



ENERGY PERFORMANCE CERTIFICATE



JMT/21/11/25



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