



47-48, Broad Street, Lyme Regis, Dorset DT7 3QF

A rare freehold retail investment property in the centre of Lyme Regis.

 1,223 sq ft

- Prime retail investment opportunity
- Generating £28,030 rent per annum
- Good quality tenant
- Excellent town centre position

Guide Price **£260,000**

Freehold

THE PROPERTY

This prominently positioned property has excellent frontage on Broad Street, the town's busy main shopping street, with excellent visibility and high footfall.

The property comprises the freehold interest in Lyme Regis' town centre with a ground floor shop premises, currently let to a prime retail tenant and producing an annual rent of £28,000. There is a first and second floor flat, which has been sold off on a long lease, generating £30 per annum in ground rent. The shop measures approximately 108.6 sq m (1,169 sq ft), with a generous shop floor, offices, stores and staff kitchen and toilets. There is also a large rear garden area and external store measuring approximately 5 sq m (54 sq ft).

The first and second floor apartment is in separate ownership under a long leasehold title.

THE INVESTMENT

The freehold interest is available to purchase at a guide price of £260,000, representing an approximate gross yield of 10.78%

COMMERCIAL TENANCY

The shop is let to Weird Fish on effective FRI commercial terms, expiring on 31st December 2026 at a passing rent of £28,000 per annum. Prior to Weird Fish opening their store in Lyme Regis in May 2025 the premises was occupied by Costa Coffee.

The tenant is responsible for internal repairs and redecoration of the premises and contributes a 68% proportion towards the landlord's insurance costs. A service charge is payable in respect of the landlord's costs incurred in the maintenance and repair of the building.

RESIDENTIAL LEASE

The residential apartment is in separate ownership under a 125 year lease dated January 1987 at an annual rent of £30. A service charge is payable in respect of the landlord's costs incurred in the maintenance and repair of the building, plus a proportion of the landlord's property insurance costs.

SERVICES

We are advised that all mains services are connected.

DIRECTIONS

What 3 Words: [:///commander.hotdog.driving](https://www.what3words.com/3w:///commander.hotdog.driving)

EPC

Energy Rating: 23 (A)

LOCATION

The property is situated in the heart of Lyme Regis, on the north side of Broad Street in Lyme Regis' town centre.

Lyme Regis is a popular and picturesque seaside resort nestling against the Dorset and Devon border. Well-known for its historic Cobb harbour, the town overlooks Lyme Bay and is located on the superb Jurassic World Heritage Site, within an Area of Outstanding Natural Beauty (AONB). It is a town for all seasons and retains a thriving community, with good shopping, an excellent cultural offering, its own brewery, a range of public houses and a vibrant food scene. There is a mainline station at nearby Axminster, offering regular services into London Waterloo, while the historic market town and antiques hub of Bridport is also easily accessible via the A35.

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010
Rateable Value (2026): £26,750



DorCom/RH/02/2026



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