



2 Retail Units
35 & 35a South Street, Bridport

2 Retail Units

35 & 35a South Street

Bridport

DT6 3NY

Two impressive and recently refurbished retail units positioned either side of the famous Electric Palace in Bridport town centre.

 1191.00 sq ft

- Two income generating retail units
- Positioned either side of the Bridport Electric Palace
- Recently refurbished to an exceptional standard
 - Individual entrances onto South Street
 - One unit (35 South Street) has kitchen
 - Use of accessible WC (for both units)
 - Long leasehold
- Dorchester 15 miles (London Waterloo 2hrs 30 min), Exeter 39 miles, Bournemouth 45 miles

Offers over **£190,000**

Freehold

For sale standalone, or together with the Bridport Electric Palace and two residential apartments as a whole, by private treaty.

Dorchester Commercial
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THE PROPERTY

Situated at 35 and 35a South Street are two impressive and recently refurbished retail units that blend contemporary styling with the original art-deco design features to add character and distinction. Positioned on the high street, within the town centre, the properties occupy a highly desirable and accessible location surrounded by retail, leisure and hospitality amenities, either side of the entrance to the Electric Palace.

Both retail units have recently been refurbished to an exceptional standard and now provide high quality retail accommodation, with large street-facing glazed shop fronts and return frontages. Both units are currently let under standard internal repairing commercial leases with existing occupiers trading as a café and bar, and as an interior decorations shop.

Goose & Badger Café & Bar, at 35 South Street, is a successful coffee roastery, café and bar that has traded at the premises under a commercial lease since August 2024. This unit measures a total of approximately 60.6 m² (653 ft²), with the café measuring approximately 48.9 m² (526 ft²) and a well-equipped kitchen and storage area to the rear of approximately 11.7 m² (126 ft²).

Fitzgerald Green Interiors, at 35a South Street, is a curated home interiors retail shop selling homeware goods, fabrics and interior design services, showcasing products with timeless style and providing its customers with home interior and decorating advice. The business has traded at the premises under a commercial lease since June 2025.

Both retail units benefit from their own individual entrances from the street, and both units have the use of an accessible WC located within common parts (shared with the Electric Palace).

FLOOR AREAS

35 South Street (Goose & Badger, café & bar)
Ground floor retail area 48.9 m² (526 ft²)
Ground floor kitchen & storage area 11.7 m² (126 ft²)
Total 60.6 m² (653 ft²)

35a South Street (Fitzgerald Green, interior decorations)
Ground floor retail area 42.5 m² (457 ft²)
Ground floor storage area 7.5 m² (81 ft²)
Total 50.0 m² (538 ft²)

SERVICES

35 South Street: Mains gas, electricity, water and drainage. Gas central heating.

35a South Street: Mains electricity and drainage. Electrical heating. The existing water supply to 35a has been capped off at the meter and whilst this can be re-instated there is currently no separate water supply.

Broadband: Ultrafast speed available.

TENURE

The property will be sold as a long leasehold (999 years). Terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

N/A (Grade II Listed Property)



SITUATION

The properties sit in the heart of the picturesque West Dorset town of Bridport within the Dorset National Landscape (formerly known as the Dorset Area of Outstanding Natural Beauty) close to Dorset's Jurassic Coast, Lyme Bay and the Chesil Beach, only 5 miles away. Positioned prominently on South Street, within the town centre, the properties occupy a highly desirable and accessible location surrounded by retail, leisure and hospitality amenities.

Bridport is a bustling and vibrant market town, with its famous street market, arts-scene and antiques quarter, located approximately 15 miles to the west of the county- town of Dorchester with its regular rail connections to London. Bridport has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. The town hosts an excellent selection of independent shops, as well as supermarkets, hotels, pubs, restaurants and cafes, and numerous arts and music events throughout the year, including the acclaimed Bridport Literary Festival and "From Page to Screen" film festival (both mainly hosted at the Electric Palace), as well as Dorset Arts Week. There is also a thriving twice-weekly street market offering locally sourced vegetables, cheese, meats and other artisan foods, clothes, hardware and antiques.

COMMERCIAL TENANCIES

35 South Street is let by way of a standard internal repairing commercial lease from 1 August 2024, for an initial term of 3 years at an annual rent of £12,000, exclusive of VAT. The lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954. There are provisions within the lease for the tenant to contribute to shared maintenance and repair costs.

35a South Street is let by way of a standard internal repairing commercial lease from 5 June 2025, for an initial term of 3 years at an annual rent of £10,000, exclusive of VAT. The lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954. There are provisions within the lease for the tenant to contribute to shared maintenance and repair costs.

MATERIAL INFORMATION

The property is Grade II listed.
The retail units have the use of an accessible WC located within common parts and shared with the Electric Palace.
The kitchen at 35 South Street can be used for baking and cooking light meals but cannot be used for deep frying for insurance reasons.

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000
Business Rates:
Retail Unit 1 (35 South Street): RV £10,750
Retail Unit 2 (35a South Street): RV £10,500

DIRECTIONS

What3words:
35 South Street (to Goose & Badger café): /// driveway.curvy.indicates
35a South Street (to Fitzgerald Green interiors): /// areas.mistaking.renderers

VIEWINGS

Strictly by appointment only, to be arranged via Symonds & Sampson, Dorchester Commercial Sales on 01305 261008 (Option 5) or Bridport Sales on 01308 422092.

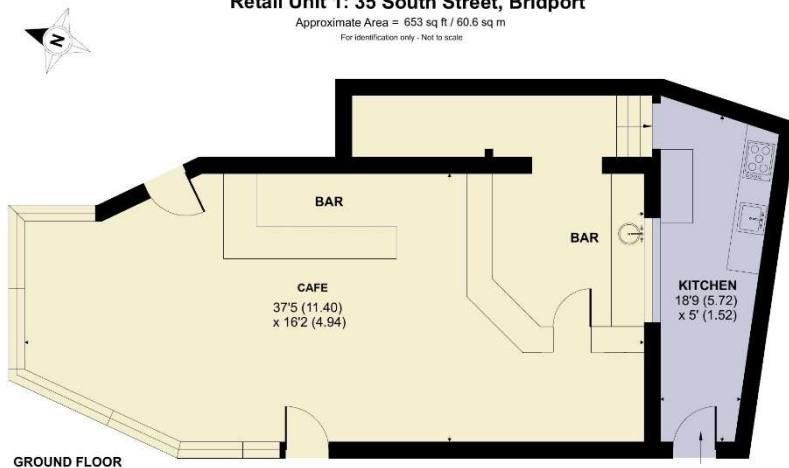
GENERAL

VAT: Any guide price quoted or discussed is exclusive of VAT. If a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Solicitors: Pengillys LLP, Weymouth.

Retail Unit 1: 35 South Street, Bridport

Approximate Area = 653 sq ft / 60.6 sq m
For identification only - Not to scale



Retail Unit 2: 35a South Street, Bridport

Approximate Area = 538 sq ft / 50 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © InChoccom 2024. Produced for Symonds & Sampson. REF: 1433668



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