



94 WEST STREET BRIDPORT, DT6 3QX

RETAIL/ OFFICE SPACE TO
£650 PCM / £7800 PA

The Retail / Office premises are located on West Street, in Bridport. The unit is positioned mid terrace with a display window. Consisting of two rooms, The front area has a store cupboard, and the rear area having a wash hand basin and a separate WC.

Current rateable value (1 April 2023 to present) £1800 (Subject to change) Grade 2 Listed.

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural

Mid terrace Office/ Retail Shop space comprising of two rooms with a shop window frontage and a separate WC situated on the Western side of Bridport town.

Front Room 3.29m x 3.22m
Back Room 3.61m x 3.33m
Approx. 26.22 SQM / 282 Sq. Ft.

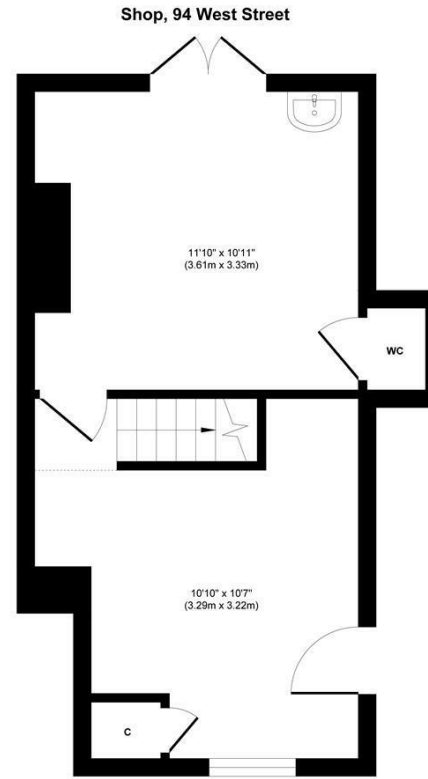
Services
Electricity Supply
Internet/ Phone Line Connected - Speed unknown.
EPC - N/A Grade 2 Listed Building

No Parking, however the West Dorset Council Car Park is behind the property where a permit can be purchased.

Rent £650 PCM / £7800 PA
Business Rates: Current rateable value (1 April 2023 to present) £1800 (Subject to change) Small business rates relief may apply - contact West Dorset Council.

Lease Length & Terms to be negotiated with Landlord.

Viewings strictly with Vicary & Co Estate Agents



Floor Plan
Approximate Floor Area
282 sq. ft.
(26.22 sq. m)
Approx. Gross Internal Floor Area 282 sq. ft / 26.22 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Axminster Office Sales
5 South Street
Axminster
Devon
EX13 5AD

0129733449
sales@vicaryandco.com
<http://www.vicaryandco.com>

