

01935 415454

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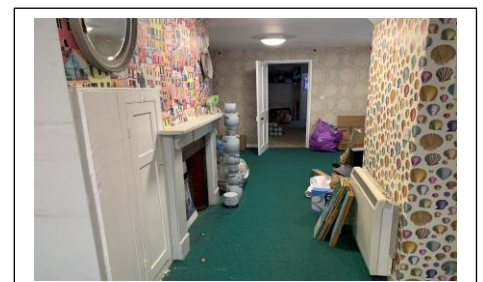
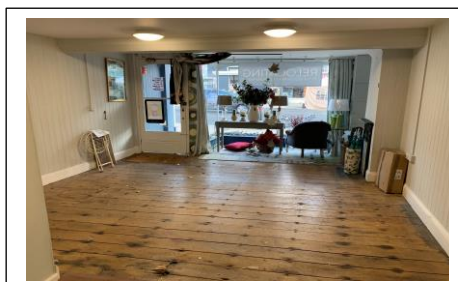
**Chesters**  
Commercial



18 South Street, Bridport, Dorset, DT6 3NQ

**PRIME SHOP TO RENT -£15,000 per annum**

Lock up Shop in a prime location. Formerly Country Seats offered by way of a new lease. Approx. 725 sq ft.



## LOCATION

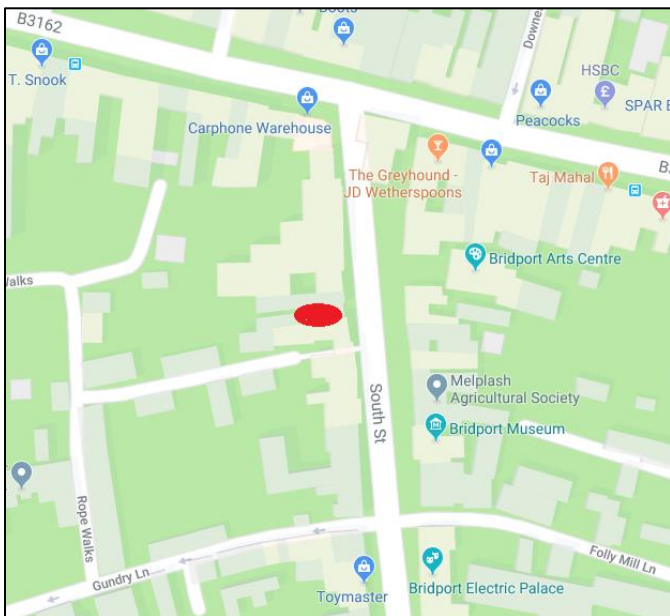
South Street is a favoured trading location within Bridport. The subject property is close to the East Street/West Street junction and Bucklido Square/Bridport Arts Centre. Other occupiers in close proximity include Symonds & Sampson, the Electric Palace, RKL Tools & Hardware and Toymaster.

The subject property is well located for all usual town centre amenities including car parking. There is restricted on street car parking on South Street.

## DESCRIPTION

The property comprises a pretty single fronted shop. The building is circa C17 benefiting from a traditional shop front.

At the rear of the property is an ancillary storage area including a WC and kitchenette. There is a side door from the ancillary space to a side passage.



**ACCOMMODATION** (all areas are approximate net internal and are provided only for guidance purposes).

Front retail area	25.69 sq m
Rear retail area	20.91 sq m
Ancillary (incl. WC & Kitchenette)	20.72 sq m
<b>Total</b>	<b>67.32 sq m (725 sq ft)</b>

Chesters Commercial Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:-

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- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.

## TENURE

The property is offered on a leasehold basis. The new lease will be for a minimum period of 3 years.

## LEGAL & OTHER INGOING COSTS

The ingoing tenant will be expected to provide a deposit and references together with a contribution towards the cost of the new lease of £750 plus VAT.

## RENT

£15,000 per annum

## VAT

VAT is not chargeable on the rent

## REPAIRS AND INSURANCE

The tenant will be required to take responsibility for the internal repair and decoration of the shop together with a contribution towards building insurance. In addition, they will be responsible for the decoration of the shop front and other external doors and windows.

## RATEABLE VALUE (VOA Listing 2017)

The Rateable value is £9,100.

If you qualify for small business rate relief there will be no rates payable in respect of this shop under current legislation.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be available shortly.

## VIEWING

For further information please contact the Sole Agents, **Chesters Commercial Ltd**:

**Telephone: (01935) 415454**

**Email: [david.foot@chesterscommercial.com](mailto:david.foot@chesterscommercial.com)**