



1 Lilliput Lane

Bridport, Dorset

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Bridport
Dorset DT6 3XD

A Mixed-Use Investment Property

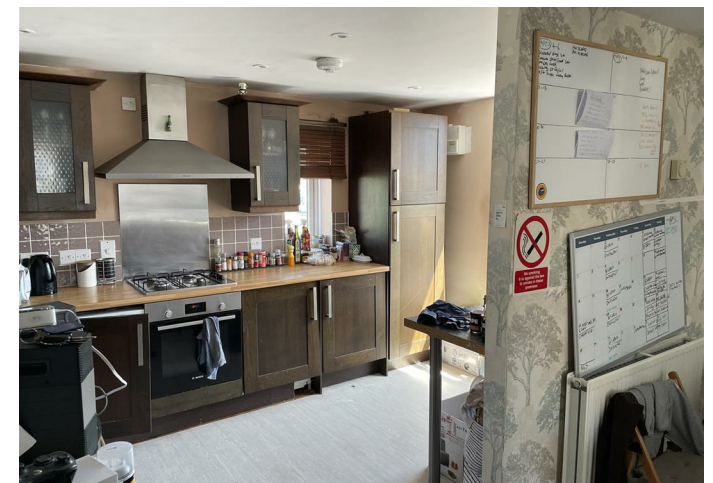
 1452.00 sq ft

- 1,452 ft² in total
- Investment opportunity
- 333 ft² retail unit in prominent corner position
- Comfortable 2-bed apartment above
- Investment income of £20,400 per annum

Guide Price **£275,000**

Freehold

Sale Via Private Treaty
Dorchester Commercial
01305 261008 ext 3
commercial@symondsandsampson.co.uk



THE PROPERTY

A mixed use investment property producing an annual rental income of £20,400 (currently let from 1 November 2023 for 3 years). The property is a three storey building of brick construction beneath a pitched tiled roof constructed in 1990. The ground floor is a modest retail unit with approx 30.9 sqm (333 sqft) of floor space occupying a prominent corner position opposite the main public car park in Bridport. Above is a comfortable two storey, two-bedroom apartment.

Apartment - Council Tax Band C
Retail unit - RV £4,300

SITUATION

Bridport is a thriving Georgian market town with national retailers including Waitrose, WHSmith, Costa Coffee and Boots as well as many independent retailers and a busy market twice a week. The property is opposite the main town centre car park and adjacent to the rear entrance of Waitrose.

DIRECTIONS

From our offices in South Street proceed up to the junction with West Street and turn left. At the mini roundabout turn left into Tannery Lane and left again. The road then bends around the right past the Hope and Anchor pub, turn left into Rope Walks (where the car park will be on your right) and left again into Lilliput Lane. The property is on the corner of Lilliput Lane.



SERVICES

Services:
Mains electricity, water, gas and drainage.

LOCAL AUTHORITY

Local Authority:
Dorset Council - Tel: 01305 221000

VIEWINGS

Strictly by appointment.
Dorchester Commercial office on 01305 261008

FINANCE ACT

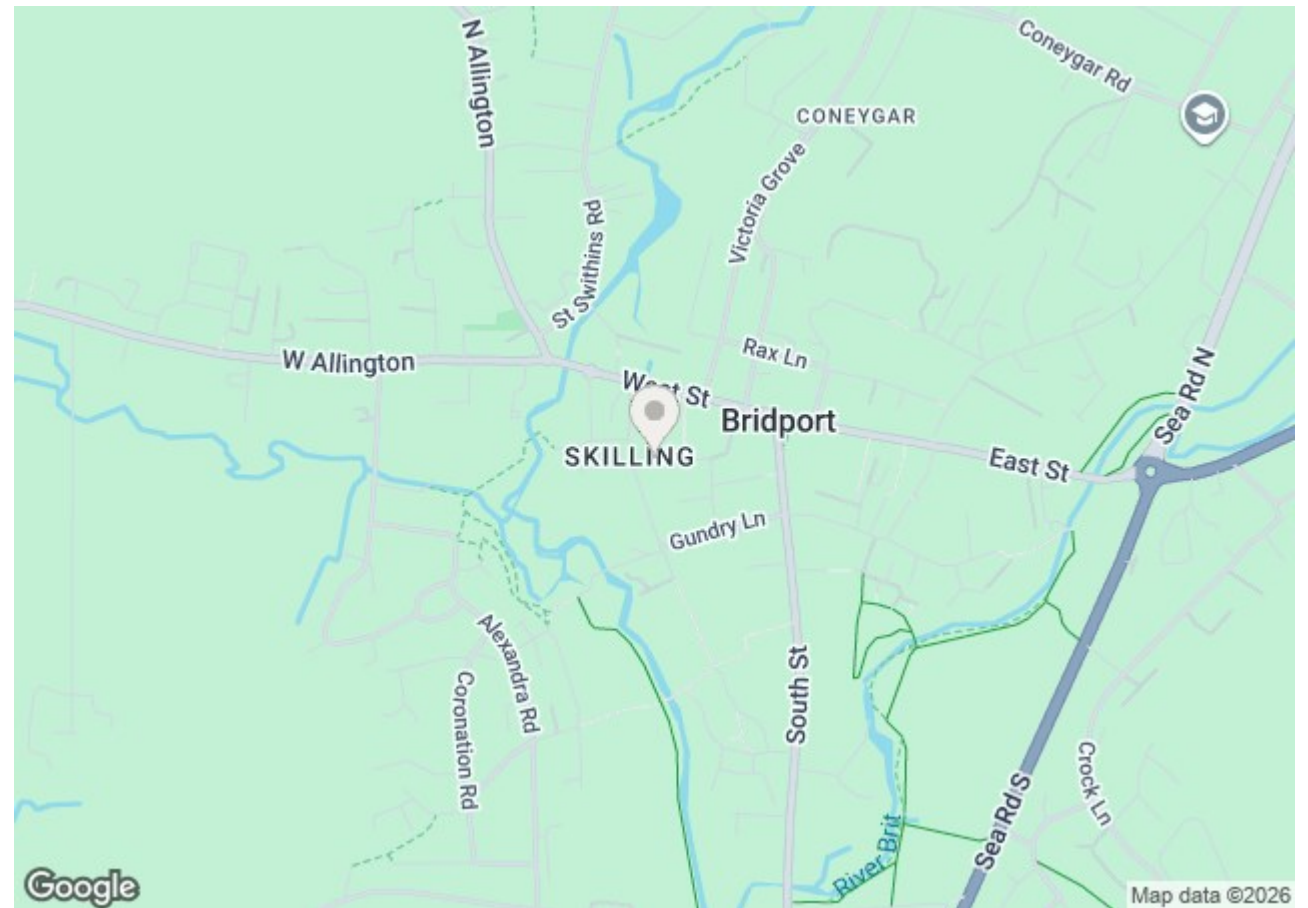
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

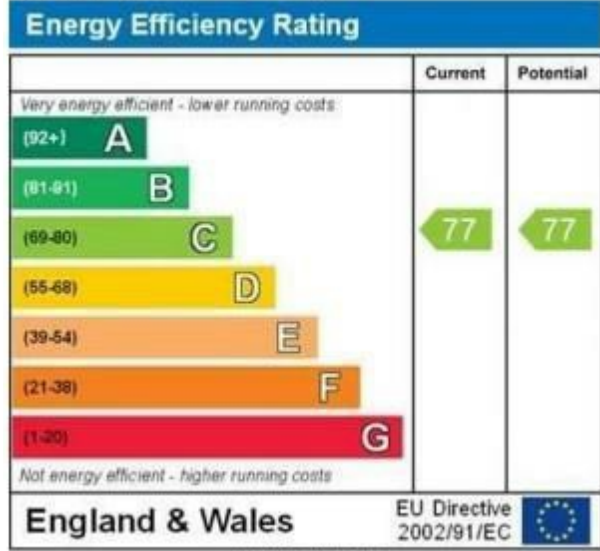
Each party to be responsible for their own legal costs incurred in the transaction.

LEGAL DETAILS

To be advised.



Apartment:



Retail Unit:



Dorchester Commercial



01305 261008 ext 3

commercial@symondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



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