



Retail Kiosk and Covered Sales Area West Bay Harbour, Dorset DT6 4HE

Leasehold for Sale
Guide Price £140,000

- Prominent retail kiosk and under cover sales area on West Bay's Harbour.
- Kiosk measuring approx. 12.25m² and additional sales area of approx. 7.74m².
- Renewable leasehold interest for sale.
- Fantastic lifestyle business location.

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Location and Description

The property occupies a prime trading location at The Mound on West Bay's harbour, about a 1 1/2 miles from the thriving West Dorset market town of Bridport. The leasehold interest in the property is available for purchase.

The property is of timber construction and comprises a roller shutter door to the front with side sales panels. Internally there is a roll edge laminated work surface with storage cupboards under and a range of storage shelves. Internal wall racking. Telephone point. Timber flooring. Strip lights. Cladding to the external. Adjacent to the chalet is a further **sale area** with laminated roofing and stone set floor. Concrete walling and power point.

The immediate area is designated as one of Outstanding Natural Beauty and Bridport is a very busy market town and holiday destination. Extensive street markets are held twice weekly and the town also has an excellent range of shopping facilities, professional services, primary and secondary schools, recreational and social amenities and a popular leisure centre with a swimming pool.

West Bay (the location for the drama Broadchurch) has bathing beaches, an 18 hole golf course and access to cliff-top walks. Dorchester, the County town of Dorset is about 15 miles to the east and the historic coastal resort of Lyme Regis about 12 miles to the west.

Accommodation

All measurements approximate.

Kiosk: 3.5m x 3.5m

Covered sales area: 3.21m x 4.23m (Max)

Services

Mains electricity and security system.

Tenure and Rental

The property is offered by way of assignment of the existing lease, terms as follows:

Commencement date 25th December 2014 for 7 years terminating on the 17th December 2021. Rent review due in December 2017 and December 2020. Current rent £7500.00 per annum exclusive of VAT. Payable quarterly. User consent under the lease permits the sale of any Holiday Commodities.

Energy Performance Certificate

tbc

Finance Act 1989

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

Viewing

Strictly by appointment through the sole Agents.

Contact Info:

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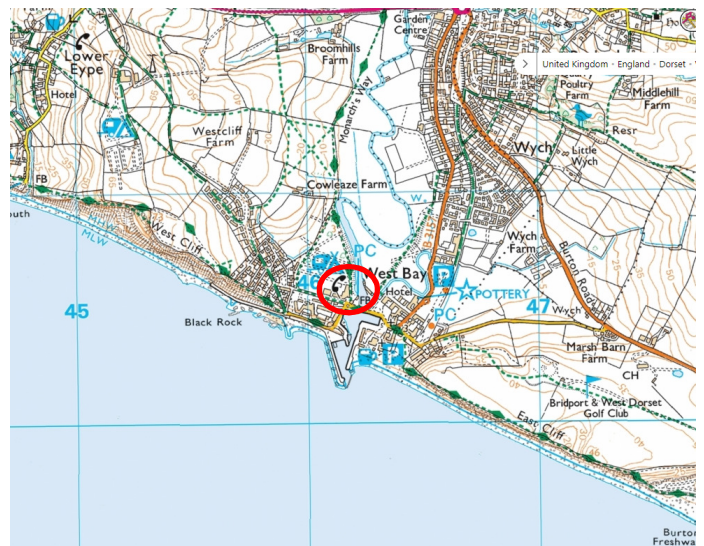
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