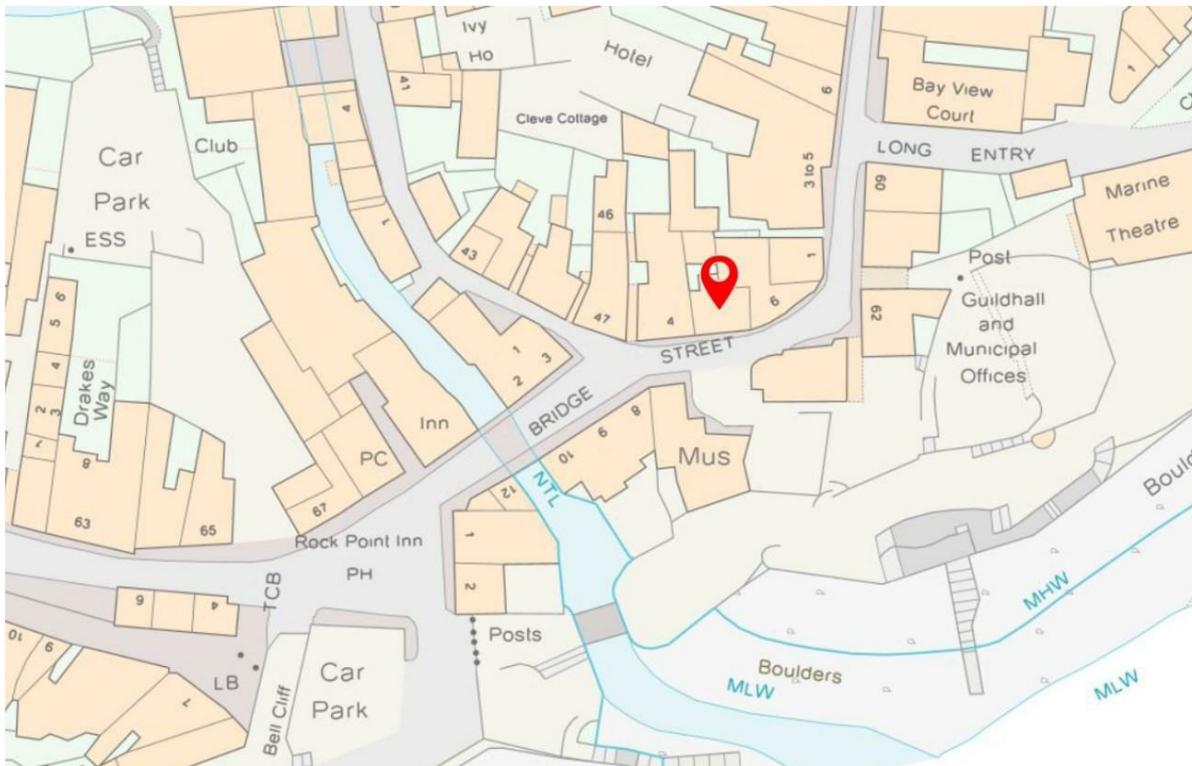




Shop To Let in Lyme Regis Town Centre



Shop at 5 Bridge Street, Lyme Regis, Dorset DT7 3QA  
To Let: £9,000 per annum      £7,500 Ingoing

A lock up shop in a prominent town centre location close to the seafront.

Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

#### THE ACCOMMODATION:

##### Shop

Approx. 21' x 15'3 (6.40m x 4.65m) plus recess

About 320 sq. ft. / 30 m. sq.

With double fronted display windows and central glazed door, understairs recess.

Door to

##### Rear Storage Area

Small storage area, stainless steel sink unit with 'Ariston' water heater and laminate worktop, separate WC.

Door to side passage

#### THE LEASE:

The Landlords are proposing a new 5 year Full Repairing and Insuring lease (although the length of lease is negotiable) at a rental of £9,000 p.a.

It will be opted out of the Security of Tenure Provisions of the 1954 Landlord and Tenant Act.

##### Ingoing

£7,500

##### Business Rates

Rateable Value: £7,500

Rates Payable: To Be Confirmed

Note: Up to 100% Rate Relief may be available, please enquire of Dorset Council.

##### Local Authority

Dorset Council, South Walks House, South Walks Road, Dorchester DT1 1UZ

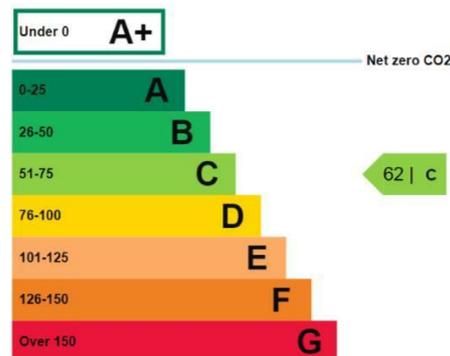
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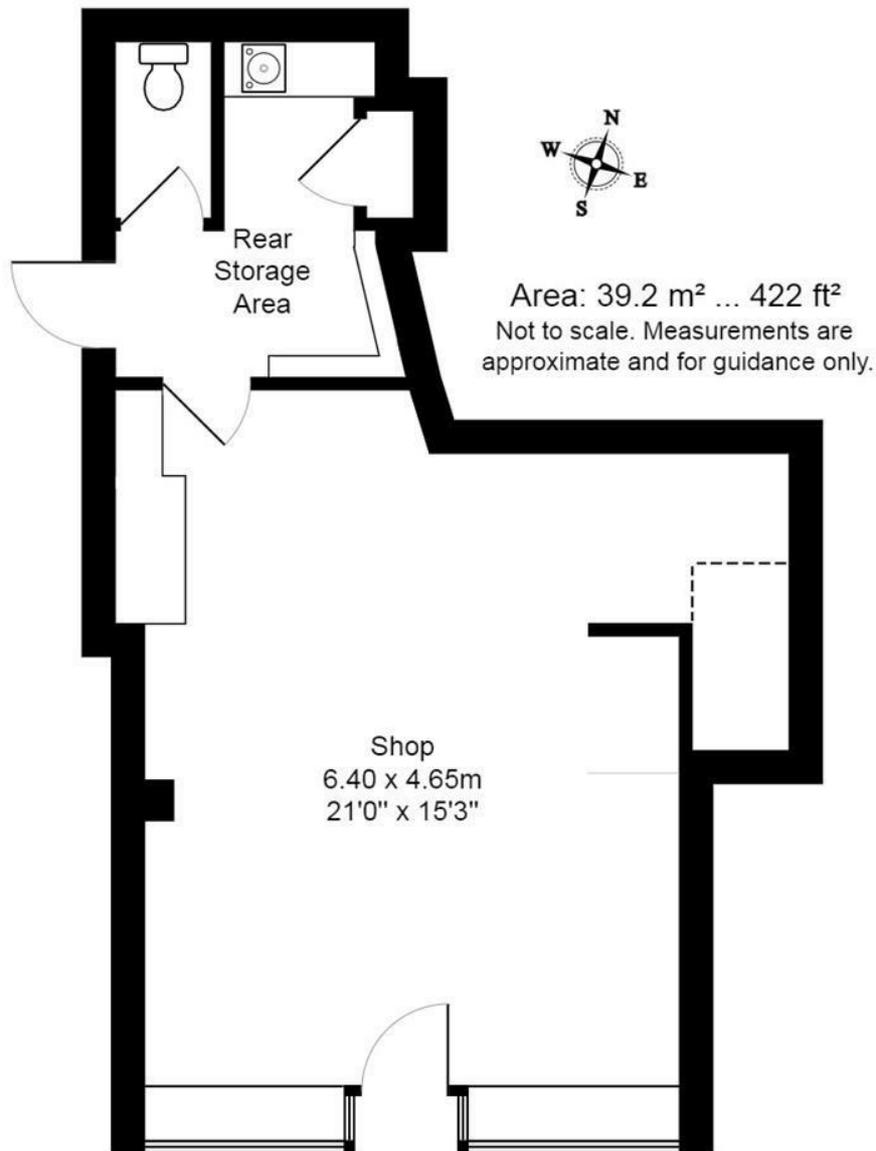
#### VIEWING:

Strictly by appointment with the vendor's agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.

#### Energy efficiency rating for this property

This property's current energy rating is C.





**NOTES:**

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
  - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
  - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
  - 2.3 **Plans where shown are for identification purposes only – not to scale.**
  - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. [S4475](#)