

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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KIOSK 1, THE MOUND, WEST BAY,
BRIDPORT, DORSET, DT6 3HS.
£160,000 LEASEHOLD

KIOSK 114 SQ FT

OUTSIDE DISPLAY AREA

HARBOUR SIDE

MAINS ELECTRICITY

SECURITY SYSTEM

A rare opportunity to acquire a harbour side sale kiosk with permission for holiday commodities, gift etc. including food and beverages. The kiosk enjoys a very prominent location. Alongside is a further covered sale area. The current vendors offering clothing, beach wear and gift etc. The property occupies a prominent location adjacent to the quaint harbour and some twenty yards from the sea front. West Bay is located on the Jurassic coast and has appeared in the Broadchurch television series. In the locality are various large holiday complexes providing a very lucrative holiday period clientele. West Bay with its quant harbour, golf course and various inns and hotels presents excellent commercial opportunities.

The kiosk comprises pedestrian door giving access to the

Kiosk about 12' (3.65m) by 11'8" (3.5m) roller fronted shutter door. Sales side panels. Range of internal wall racking. Timber flooring. 8 strip lights. Changing cubical. Roll edge laminated work surface with storage cupboards under and range of storage shelves. Telephone point. Of timber construction. Cladding to the external. Adjacent to the chalet is a further

Sale area: Laminated roofing about 10ft max (3m) tapering to the rear about 6ft (1.8m) having stone set flooring. Concrete walling and power point.

Services: Mains electricity and security system.

Lease: Commence 25th Dec 2014 for 7 years terminating on the 17th Dec 2021. Rent review in Dec 2017 and Dec 2020.

Current rent £7500 pa exclusive of VAT. Payable quarterly.

Viewing: Strictly by appointment with Holloway Estate Agents.

