

ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL



35 SOUTH STREET BRIDPORT DORSET DT6 3NY



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**32 EAST STREET, BRIDPORT, DORSET, DT6 3LF.**

**£125,000 FREEHOLD**  
**RETAIL INVESTMENT**

Bridport has a population on some 15,000 and is an attractive and prosperous market town. Located on the South coast Jurassic area. The trade benefits from the influx of holiday makers from the coast caravan sites and a large hinterland population.

The property occupies a prime location in the town centre with major banks and retailers forming the street scene. The property being Grade II listed and of brick construction under a slate roof.

The building is arranged with ground floor retailing unit, first floor studio flat and a one bedroom flat. On the second floor is a one bedroom flat plus a large loft storage area. These residential units enjoy nine hundred and ninety nine year leases. Paying ground rent and a maintenance charge.

The retail unit comprises some 780 sq ft and currently produces £8,000 per annum on a 15 year lease dated 01<sup>st</sup> April 2017 trading as a greengrocer.

RV: £8000.00 Gross: £3728.00