



22 East Street

Bridport, DT6 3LG

Former Bank Premises

4,416 sq ft

(410.26 sq m)

- Grade II Listed
- Central position in affluent Dorset town
- Subject to a right of way across rear
- Subject to tenancy at will on rear garage
- Freehold

Summary

Available Size	4,416 sq ft
Price	Offers in the region of £345,000
Rates Payable	£14,720.50 per annum
Rateable Value	£29,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Location

Bridport is a town in West Dorset, known for its strong arts scene and proximity to the coast (2 miles to the south). It sits 14 miles to the west of Dorchester, 18 miles south of Yeovil, and 37 miles to the east of Exeter. It has a population of 12,300 residents (as at 2021).

The subject unit is amongst good quality retailers with Fatface and Waterstones directly opposite and Waitrose, Specsavers, Mountain Warehouse, Costa and Superdrug all in the town.

Description

The building is arranged as ground floor banking hall with office, storage and strong room to the rear. The first floor has two offices, along with stationery and staff rooms, and male and female toilets. The second floor provides further office space and there is also a small vaulted basement.

The property has a rear yard that has historically been used in connection with the property. Prospective purchasers must satisfy themselves as to any access arrangements.

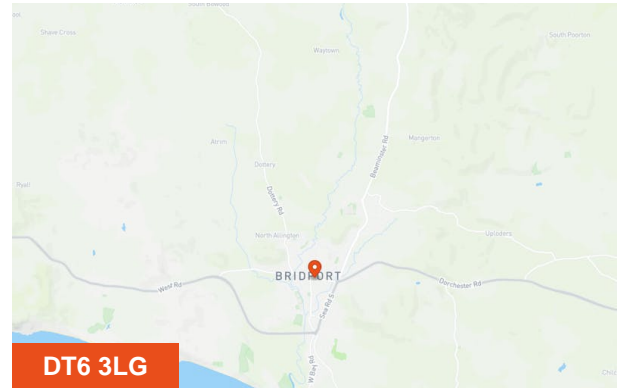
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,393	129.41	Available
Ground - Ancillary	749	69.58	Available
Basement - Ancillary	138	12.82	Available
1st - Ancillary	1,273	118.27	Available
2nd	863	80.18	Available
Total	4,416	410.26	

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



Viewing & Further Information

James Woodard

07753 302236

james.woodard@htc.uk.com

George Bashford

07549 120 664

george.bashford@htc.uk.com

