

PRIME CLASS E OPPORTUNITY

LYME REGIS 45/46 BROAD STREET

Description

Lyme Regis is coastal town situated in Dorset, nestled on the Jurassic Coast. The town is easily accessible by road and is well-connected to nearby cities like Exeter and Bournemouth.

Lyme Regis benefits from a strong loyal local catchment, whilst its coastal location makes it a prime destination for both domestic and international tourists.

The town's ability to blend historical charm with modern retail experiences ensures that it remains a highly sought-after location for both leisure and retail occupiers.

The premises are situated in a prime location immediately adjoining **Costa Coffee**. Nearby occupiers include **Tesco Express**, **Fat Face** and **Seasalt Cornwall**.

Accommodation

The premise is arranged on ground floor, comprising the following approximate area:

Ground Floor (approx) 1,000 sq. ft. (92.09 sq. m.)

Lease

The premises are available on a new effectively FRI lease for a term of years to be agreed.

Rent

Seeking offers in excess of £35,000 per annum, exclusive of VAT.

Service Charge

The service charge for the current financial year is available upon request.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£31,750
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 76. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Alex Murray

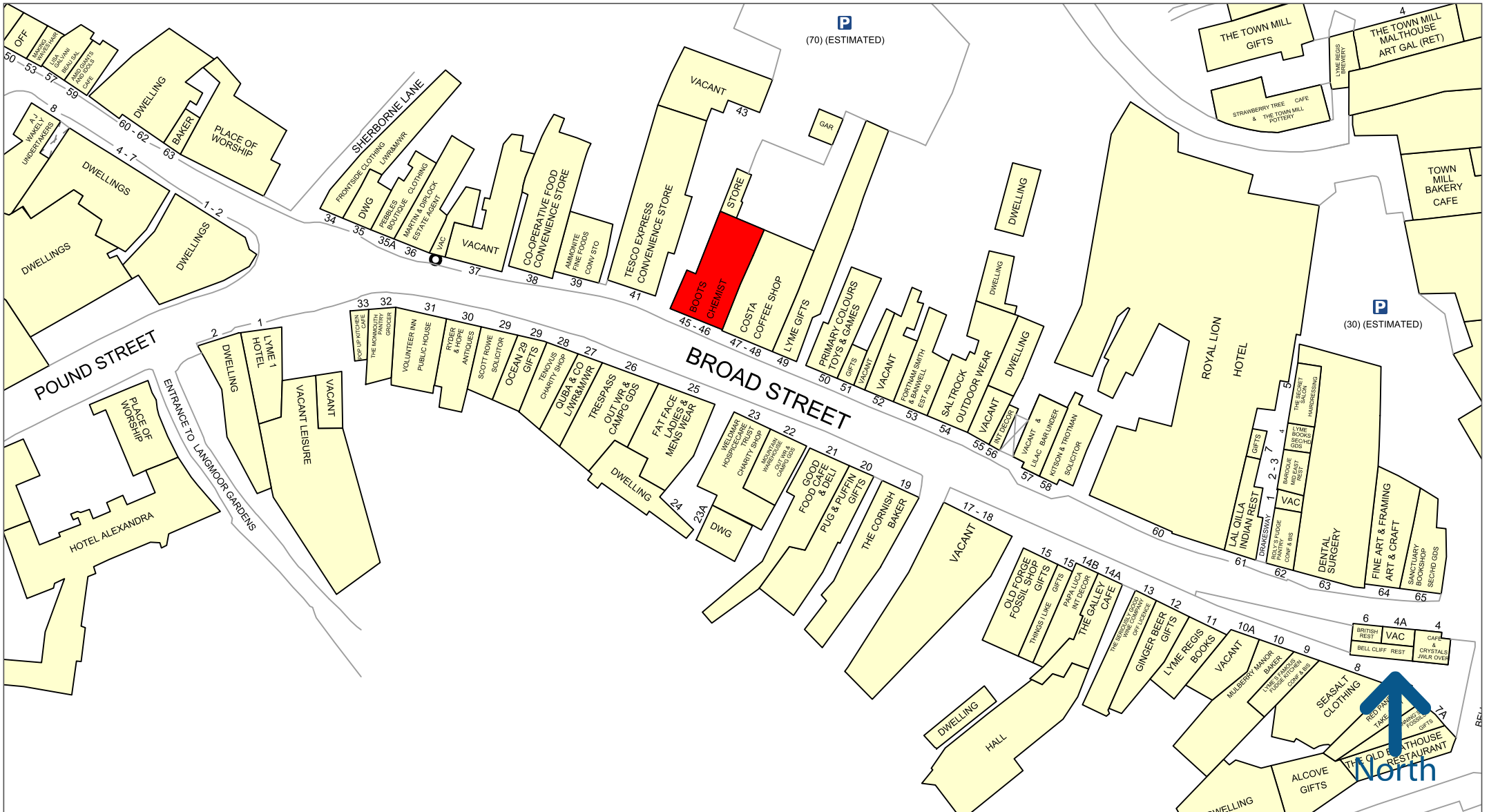
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50 metres

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