



## 62 West Street, Bridport DT6 3QP

### TO LET

Area: 2,934.00 sq ft (272.58 sq m) | Rent: POA |

#### LOCATION:

The property is centrally located within Bridport on one of the main arterial roads. It is a short walk from all usual town centre amenities. Other occupiers in close proximity include Waitrose.

#### KEY FEATURES:

- Substantial town centre property
- Landmark building close to Waitrose
- In need of modernisation/refurbishment
- Change to shop/cafe/pub/off/industrial
- Formerly a public house and a children's nursery
- Extensive cellular accommodation
- In all some 3,340 sq ft

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### DESCRIPTION:

The property comprises a former public house which was most recently used as a day nursery. The property is of period construction and design comprising a series of interlinked rooms on ground, first and second floor levels. A plan of the property is attached. At the rear of the property is a large garden/yard.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Ground floor	1,285.00	119.38
First floor	1,170.00	108.70
Second floor	479.00	44.50
<b>TOTAL</b>	<b>2,934.00 sq ft</b>	<b>272.58 sq m</b>

### TENURE:

A new tenant is sought for the property on terms to be agreed between the parties. The ingoing tenant will be expected to provide a deposit and references. Planning use class E.

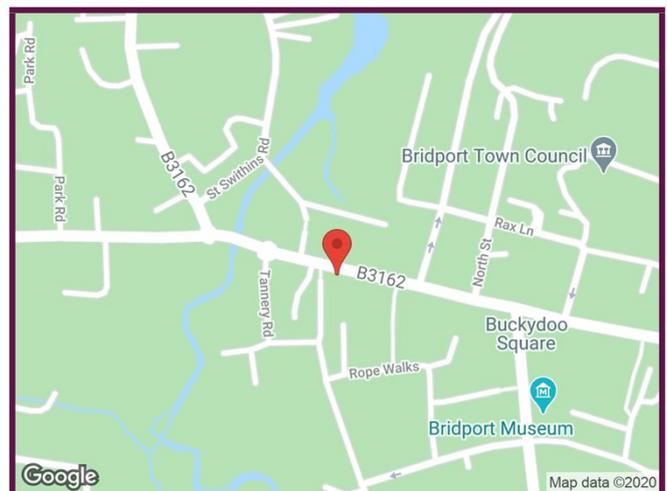
**EPC:** E 103      **VAT:** VAT is applicable

**LEGAL COSTS:** Each party to be responsible for their own costs      **RATES:** Rateable Value £20,000

### CONTACT:



**Chesters Commercial**  
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