



## St Mary's School, Gundry Lane, Bridport, Dorset, DT6 3RL

Mixed use Investment for Sale comprising 6 individual letting units

- Large detached town centre building with car parking
- In Mixed Use - Nursery/Studio/Retail/Residential
- Income producing being part let
- Listed Grade II former school
- Redevelopment potential
- In all some 5,230 sq ft with 23 car parking spaces

## LOCATION

The property is located on Gundry Lane, Bridport. It is within the town centre. Gundry Lane is located off South Street being to the south of Waitrose and the Rope Walks car park. The Borough Gardens are on Gundry Lane.

Aerial video is available on our website showing the location of the property.

A location plan is available on our website.

## DESCRIPTION

The property comprises a Listed II mid C19 former school. It is now configured to provide 6 letting units in a mixture of retail, residential and office use. Units 5 and 6 are combined and occupied as one unit by a children's nursery.

Unit 1 was until recently in residential use.

There is a large car park at the front of the building with parking for 23 cars.

Units 1 and 2 are vacant. Units 3,4,5 and 6 are occupied.

Unit 1 has for many years been a live/work unit comprising a studio and flat.

## ACCOMMODATION

The 6 separate units are as detailed below with the approximate measurements taken off the architects plans.

Unit 1	83 sq m	(894 sq ft)
Unit 1 mezzanine	55.6 sq m	(598 sq ft)
Unit 2	149.7 sq m	(1,611 sq ft)
Unit 3	64.3 sq m	(692 sq ft)
Unit 4	37.7 sq m	(406 sq ft)
Unit 5	84.4 sq m	(908 sq ft)
Unit 6	104 sq m	(112 sq ft)
<b>Total</b>	<b>578.7sq m</b>	<b>(5,230 sq ft)</b>

A floor plan is available on our website.

## LEASE TERMS

A tenancy schedule is available on request.

## TENURE AND PRICE

The Property is offered Freehold subject to the existing leases.

## GUIDE PRICE

Guide price £500,000

## RATES

The following Rateable Values are available to review online with the VOA.

Unit 1 (referred to as Unit 2 on the VOA list)	£5,500
Unit 2 (referred to as Unit 4 on the VOA list)	£13,500
Unit 3	£4,250
Unit 4 (referred to as Unit 2a on the VOA list)	£3,750
Unit 5/6	£17,250

The Flat at the Old School Council Tax Band A

## VAT

VAT is not chargeable

## CONTACT:

For further information contact the sole agents:

David Foot at Chesters Harcourt Tel: 01935 415454

E-mail: [info@chestersharcourt.com](mailto:info@chestersharcourt.com)

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