

# 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** 1,453 sq. ft. (134.988 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.



### Business Rates

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

<b>Rateable Value</b>	£31,750
<b>UBR (25/26)</b>	0.499p

All parties are to be 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.

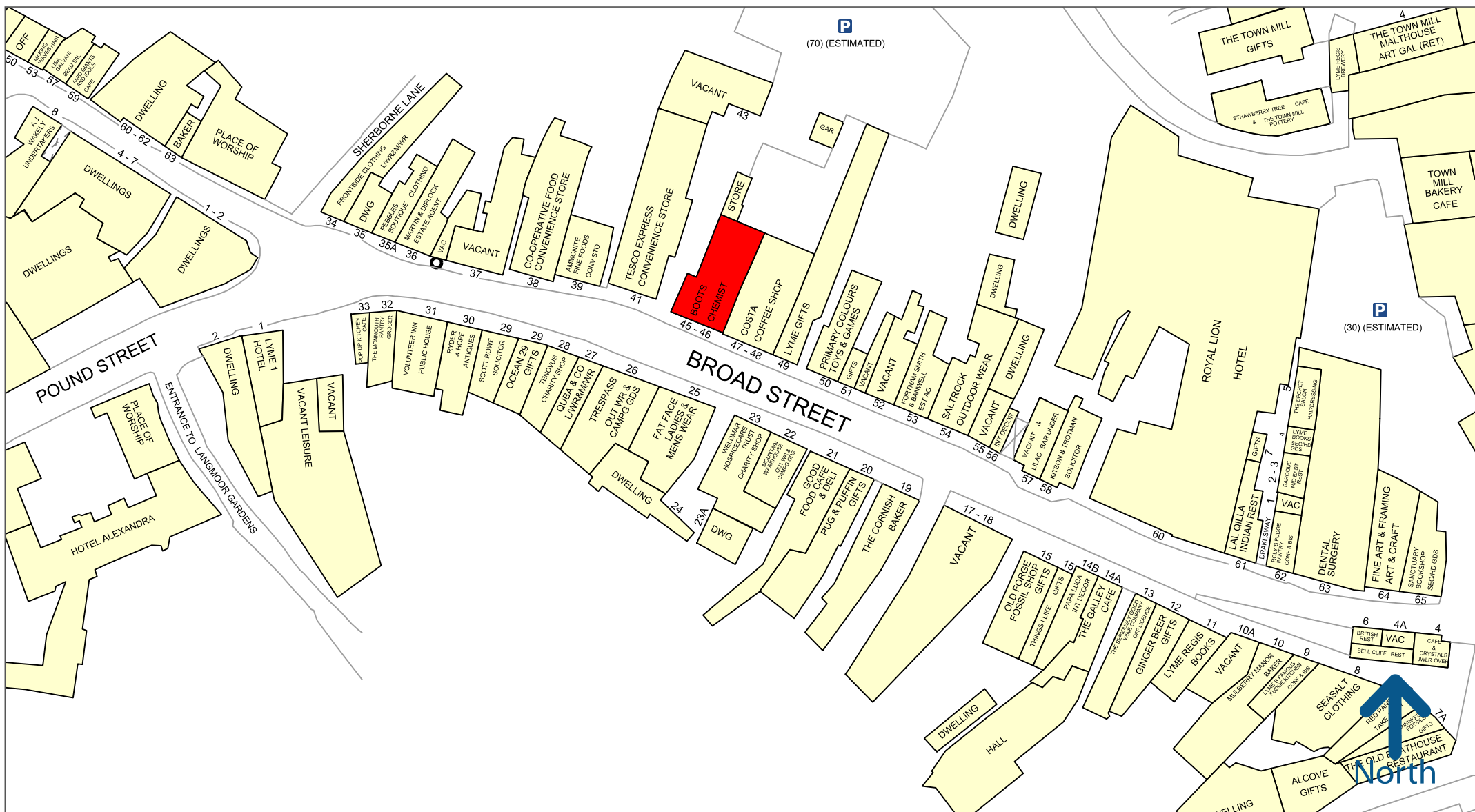
### Viewing

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

**Alex Murray** 07498 269560  
[alex.murray@greenpartners.co.uk](mailto:alex.murray@greenpartners.co.uk)

**Sophie Marich** 07375 625623  
[sophie.marich@greenpartners.co.uk](mailto:sophie.marich@greenpartners.co.uk)

*Subject to Contract*



Experian Goad Plan Created: 09/10/2024

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