## 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 soughtafter 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.

Subject to Contract

#### **Business Rates**

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

Rateable Value	£31,750
UBR (25/26)	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 07498 269560 alex.murray@greenpartners.co.uk

Sophie Marich07375 625623sophie.marich@greenpartners.co.uk



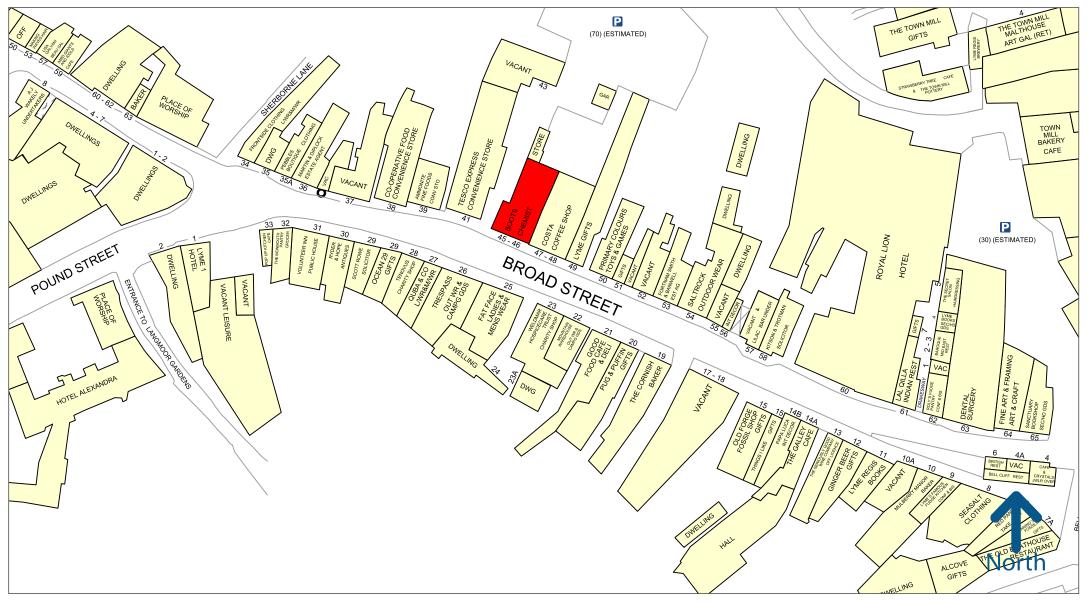
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