



BOUNDARY APPROXIMATE

TO LET

SHORT TERM LEASE

**ONLY £4.87
PER SQ FT**

1,527 SQ M //
16,439 SQ FT

PLUS SUBSTANTIAL YARD

**NET SITE AREA:
1.2 ACRES**

FORMER JEWSON PREMISES

FAIRFIELD, SOUTH STREET
BRIDPORT, DORSET, DT6 3PD



SUMMARY

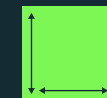
- 0.4 miles from A35
- Short term lease available
- Net site area 1.218 acres
- Detached
- Substantial concreted yard



Gated & fenced site



5.6m-6.2m
internal eaves heights



1.2 acres
site area



3 phase
electricity supply



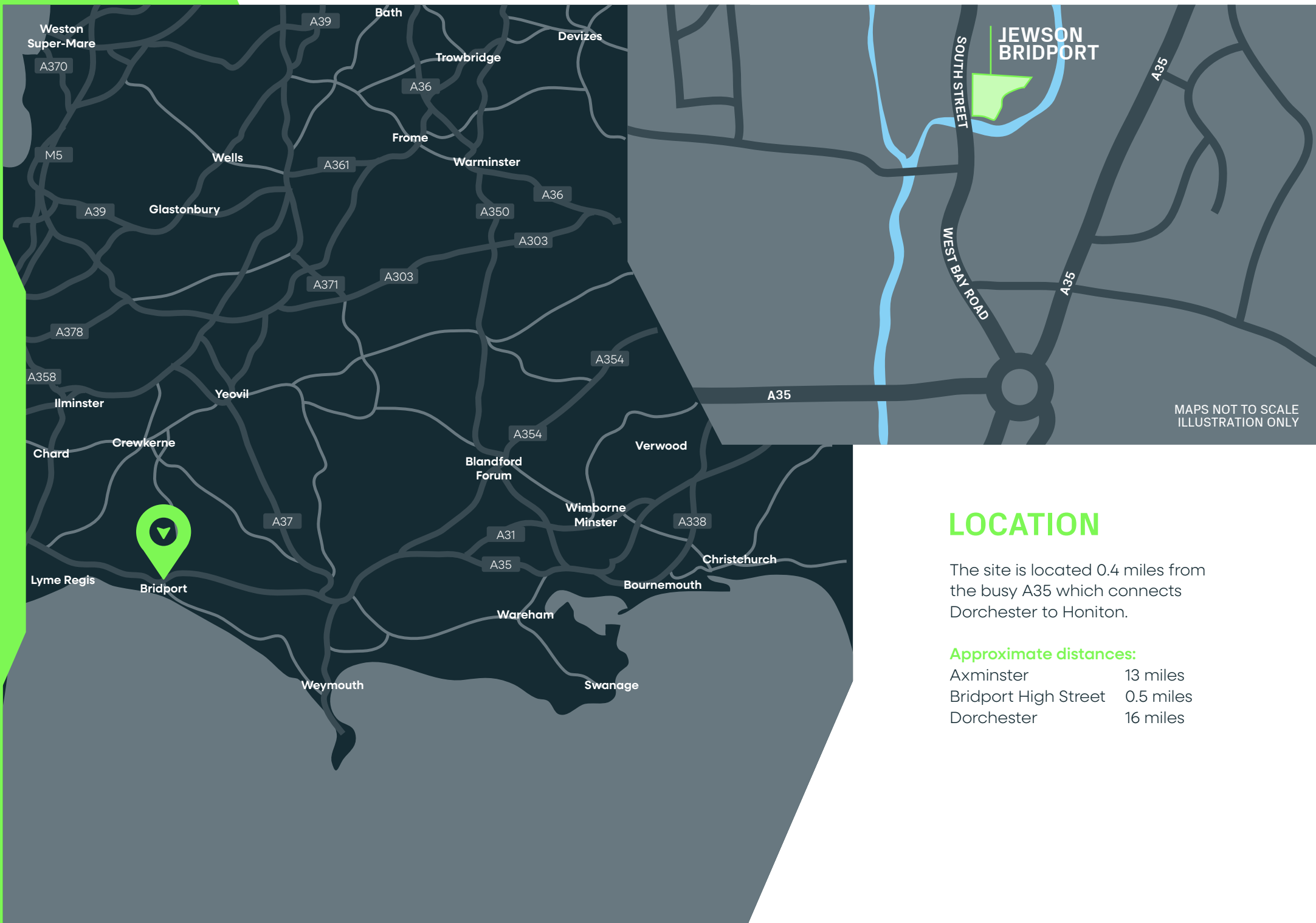
Gas
supply



New pitched roof
in 2022

RENT

£80,000 per annum excl.



LOCATION

The site is located 0.4 miles from the busy A35 which connects Dorchester to Honiton.

Approximate distances:

Axminster	13 miles
Bridport High Street	0.5 miles
Dorchester	16 miles



DESCRIPTION

The site has lockable entrance gates and comprises a detached building with a substantial concrete/tarmacadam yard.

MAIN BUILDING

- Brick/blockwork construction
- Steel clad roof incorporating daylight panels
- Steel portal frame
- Internal eaves heights 5.6m/6.2m
- Concrete floor (part 0.43m lower)
- Ridge heights 8.3m/9m
- 3 phase electricity and gas
- 5 No. roller shutter doors
- Powrmatic warm air heater
- LED lights
- Solis 5G series solar panels on roof
- 2 No. timber decked mezzanines supported on steel frames

ADMINISTRATION BUILDING

- Brick/blockwork construction
- Part pitched steel clad roof, part flat roof
- Personnel doors
- Male and female WCs
- Kitchen
- Central heating
- Windows
- Security and fire alarm
- Telecom
- Suspended ceiling with recessed lighting

PLANNING/USE

- The site has most recently been a Builders Merchants and is within the settlement boundaries of Bridport, and within the town centre as identified in the Bridport Area Neighbourhood Plan
- The location of the site within Flood Zone 3A gives a preference to less vulnerable uses such as commercial, public sector, assembly and leisure
- There is a covenant prohibiting the premises to be used as a Builder's Merchant

ACCOMMODATION

	sq m	sq ft
Main building	986	10,616
Administration building	541	5,823
Total gross internal area approx.	1,524	16,439
Mezzanine floor	73	786
Mezzanine floor	47	503

Measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

SITE AREA

The net site area with hard surface/buildings is approximately **1.218 acres**.



LEASE

The premises are to let by way of a new short term lease.

RENT

£80,000 per annum exclusive of business rates, VAT and insurance premium.

RATEABLE VALUE

£60,000 (from 1.4.23)

EPC RATING

C - 67

LEGAL COSTS

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



BOUNDARY APPROXIMATE

BRIDPORT TOWN CENTRE



VIEWINGS

Strictly by prior appointment through the sole agents, **Goadsby**, through whom all negotiations must be conducted.



01202 550055

CHRIS WILSON

chris.wilson@goadsby.com
07968 299407

IMPORTANT

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

FORMER JEWSON PREMISES

FAIRFIELD, SOUTH STREET
BRIDPORT, DORSET, DT6 3PD

