

PRIORY WORKS
GUNDRY LANE
BRIDPORT, DORSET
DT6 3RJ

- **For Sale Freehold**
- **Town centre warehouse**
- **With residential redevelopment potential**
- **Listed Grade 2**
- **3 stories plus attic**
- **Goods lift to upper floors**
- **Garaging, car park and goods yard**
- **Town centre location**
- **In all some 14,550 sq ft (Gross internal)**
- **Floor plan to download**





THE PROPERTY

Priory Works comprises a landmark mid 19th Century Listed stone built warehouse constructed over 3 floors. The building was originally a hemp store. There is in addition further space at attic level. A goods lift services the 2 upper floors.. On the ground floor is an office suite but otherwise the building provides mainly storage space.

There are in addition 2 garages and an area for loading/parking.

The aspect is remarkable overlooking Borough Gardens and with views to Colmers Hill.

The property was substantially rebuilt in 1997 following a fire. It is currently used as a furniture storage warehouse (1/W/79/000443) but would suit a wide variety of occupiers/uses.



THE LOCATION

Gundry Lane is centrally located within Bridport. It provides a link between South Street and St Michaels Lane. The property is within a short walk of all usual town centre amenities. The street is in mixed use with a recent residential development opposite the property. Priory Works adjoins Borough Gardens and is close to the Rope Walks Car Park

PLANNING

There is a detailed planning history available online including a recent application in respect of residential conversion.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=420380>



PRICE

On Application

OVERAGE

There is an existing overage provision in place with details available.

EPC

Priority Works
Gundry Lane
BRIDPORT
DT6 3RJ

Energy rating

C

Valid until

17 October 2033

Certificate number

7284-0695-3210-8055-5350

RATES

RV £33,000

VAT

Not applicable

CONTACT

For further information please contact Chesters Harcourt :

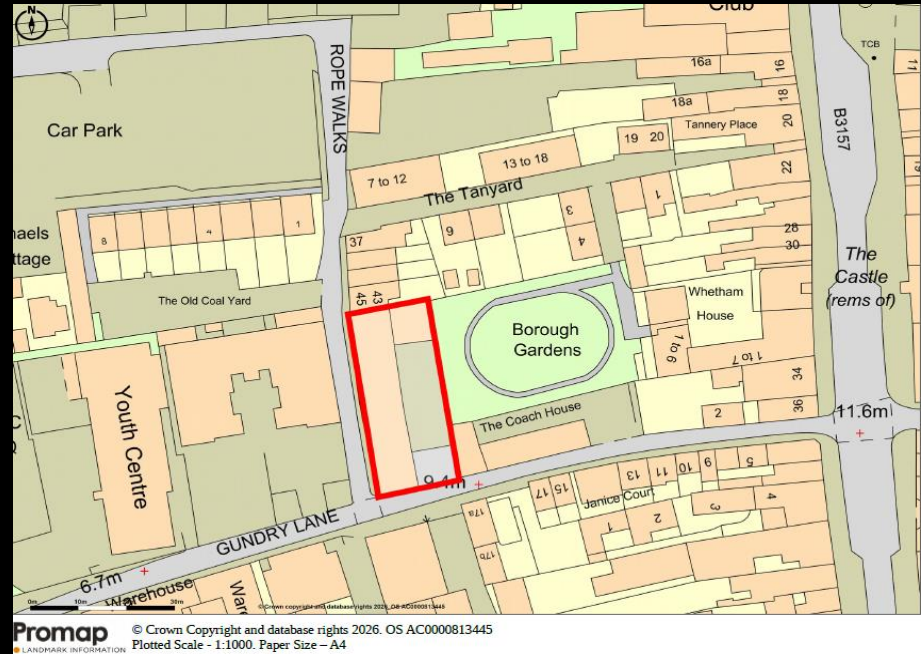
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Areas (Approx Gross Internal) Sq ft

Ground Floor	3,260
1 st Floor	3,260
2 nd Floor	3,260
3 rd Floor (Vaulted ceiling)	3,260
Garage	750



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