

Oxenbury St Michaels Lane Bridport DT6 3RA



Workshop/Trade Counter to let

Circa 340 sqm (3,650 sq ft)

£25,000 pa on a new lease (No VAT)



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SUMMARY

- Landmark workshop adjacent to the Rope Walks/Waitrose Car Park
- Road frontage and car parking
- Suitable for motor trade
- New lease offered at £25,000 pa
- In all some 3,650 sq ft of workshop, reception and office space
- Current planning B2 – bodyshop and car repairs
- Grade II Listed building
- Ideal for any number of uses inc Trade Counter. Note there are only limited permitted planning changes from B2 so a planning application may be required.

ACCOMMODATION

In all some 340 sq m (3,650 sq ft) inc 1st floor ancillary/office at 21 sq m (226 sq ft)
Split into the historic workshop of circa 67 sq m and the more modern addition of 251 sq m.

THE LOCATION

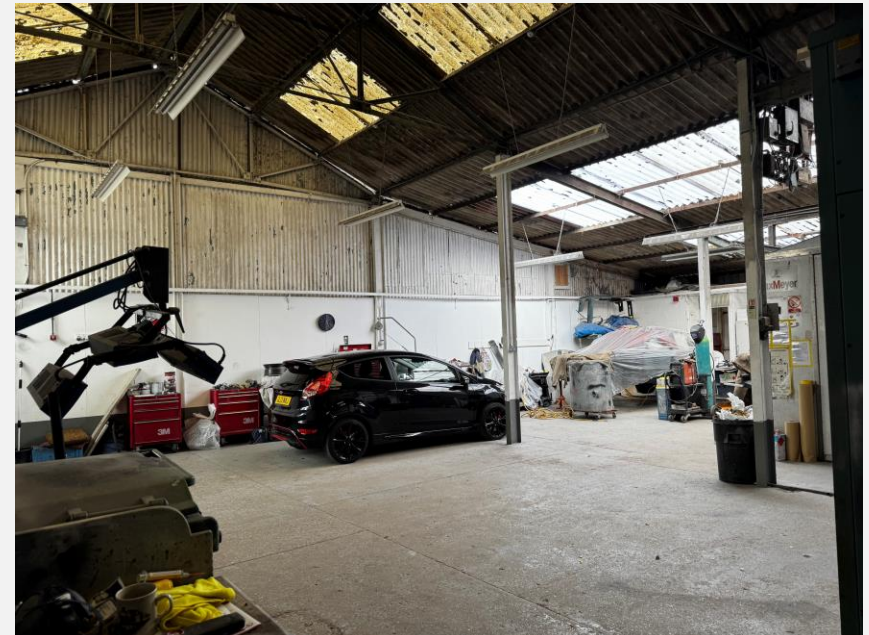
St Michaels Lane is to the south of West Street off Tannery Road. Being one of the town centres established trading locations.

The property is opposite St Michaels Trading Estate..

THE PROPERTY

Being an older style detached portal frame workshop affording functional space with goods loading, off road parking and office/reception space.

Eaves height 4.6 m at the front and 2.8 m at the rear.



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TENURE AND RENT

The property is available to rent by way of a new lease on terms to be agreed.

References, a credit check and/or a deposit will be required.

To Lease at £25,000 pa

EPC RATING

The property is Listed

RATES

RV £20,250

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/148771173>

VAT

The property has not been elected for VAT

CONTACT

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