

HOLLOWAY



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35 SOUTH STREET BRIDPORT DORSET DT6 3NY



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THE GALLERY OF SECRETS, 76 SOUTH STREET, BRIDPORT, DORSET, DT6 3NN.

£5,000 PREMIUM REQUIRED FOR THE REMAINDER OF A SIX YEARS RENEWABLE LEASE.

An opportunity to acquire an established gallery retail unit 370 sq ft, 34 sq m, in prominent position, opposite public car park with large display windows and frontage.

Bridport is a thriving West Country market coastal town with multi national retailers and Banks represented. A population of some 10,000, hinterland of similar amount, swelled by the large coastal holiday sites in season. Street markets are held on Wednesdays and Saturdays. Access to the Jurassic Coast is some 2 miles distance, the area generally being of outstanding natural beauty.

The premises comprise –

Frontage of about 22', 6.7m. 2 large Georgian styled windows and Georgian styled glazed door opening to the –

RETAIL AREA About 20' 6", 6.26m x 15' 3", 4.64m. Board floor. Exposed Pine beam. Fitted tracks with display lighting under and further adjustable halogen lighting. Ceiling height about 8', 2.42m. Ample electric sockets. Telephone point. Cupboard containing the gas meter, electric meter and fuses.

ALCOVE AREA About 7' 9", 2.36m x 7' 7", 2.31m. Door to storage cupboard. Thermostat for central heating control. Door to –

STAFF AREA Low level Wc, wash hand basin, hot and cold. Work surface. Wall mounted gas fired boiler for central heating and hot water. Window.

FURTHER ALCOVE STORAGE About 12' 10", x 3', 0.92m. Radiator. Shelving. Electric light. Power point.

SERVICES Mains water, electricity and telephone connected. Gas fired central heating.

OUTGOINGS Rateable value £3,350.00. Rates payable for the year 2009 – 2010 £1,624.75. Rent £12,000 per annum, payable quarterly. Premium £5,000.

VIEWING Strictly by appointment with Holloway Estate Agents.

The statements in these particulars as to the property are not to be relied on as statements of representations of fact.

