


Symonds
& Sampson



149a, West Bay Road, Bridport, DT6 4EH

A ground floor business unit available to rent in West Bay, Bridport.

 424.00 sq ft

- A 424 sq ft self-contained office/store unit
 - Available immediately
 - Two allocated parking spaces
- Suitable for a range of business uses
 - Fitted kitchenette
 - Long lease preferred

£7,800 Per Annum

THE PROPERTY

This ground-floor unit offers 424 sq ft of flexible space, ideal for a small office, store, studio, or service-based business. The layout provides an open, adaptable floor area along with a convenient fitted kitchenette, making it easy to settle in and start operating from day one.

The property benefits from two dedicated parking spaces, a valuable asset for staff or visiting clients. With good natural light and a practical internal configuration, it's a comfortable and efficient workspace.

A great opportunity for a business looking for a smart, manageable space with excellent convenience.

THE LOCATION

The property is conveniently positioned behind the Spar and Launderette on West Bay Road, offering a discreet yet easily accessible setting for customers and staff. It sits just moments from West Bay and only a short distance from Bridport, providing excellent access to the town's amenities and business services. The unit also benefits from close proximity to all main road links from Bridport, ensuring smooth connections to the wider area.

DIRECTIONS

From Bridport, head south on West Bay Road (B3157) towards West Bay. Continue straight for approximately 1 mile. As you approach West Bay, look for the Spar and the Launderette on your left. The property is located directly behind these buildings, with access just off the main road.

What 3 Words - ///late.occupiers.clings

SERVICES

Mains electricity, water and drainage.

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Business Rates: Rateable Value - £1,700pa*

*The property should be eligible for Small Business Rates Relief

VIEWINGS

Viewings are strictly by arrangement only

ENERGY PERFORMANCE CERTIFICATE

TBA

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

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



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