



2 Retail Units  
35 & 35a South Street, Bridport

# 2 Retail Units

35 & 35a South Street

Bridport

DT6 3NY

Two impressive and recently refurbished retail units positioned either side of the famous Electric Palace in Bridport town centre.

 1191.00 sq ft

- Two income generating retail units
- Positioned either side of the Bridport Electric Palace
- Recently refurbished to an exceptional standard
  - Individual entrances onto South Street
  - One unit (35 South Street) has kitchen
  - Use of accessible WC (for both units)
    - Long leasehold
- Dorchester 15 miles (London Waterloo 2hrs 30 min), Exeter 39 miles, Bournemouth 45 miles

Offers over **£190,000**

Leasehold

For sale standalone, or together with the Bridport Electric Palace and two residential apartments as a whole, by private treaty.

Dorchester Commercial  
01305 261008 ext 5  
commercial@symondsandsampson.co.uk



## THE PROPERTY

Situated at 35 and 35a South Street are two impressive and recently refurbished retail units that blend contemporary styling with the original art-deco design features to add character and distinction. Positioned on the high street, within the town centre, the properties occupy a highly desirable and accessible location surrounded by retail, leisure and hospitality amenities, either side of the entrance to the Electric Palace.

Both retail units have recently been refurbished to an exceptional standard and now provide high quality retail accommodation, with large street-facing glazed shop fronts and return frontages. Both units are currently let under standard internal repairing commercial leases with existing occupiers trading as a café and bar, and as an interior decorations shop.

Goose & Badger Café & Bar, at 35 South Street, is a successful coffee roastery, café and bar that has traded at the premises under a commercial lease since August 2024. This unit measures a total of approximately 60.6 m<sup>2</sup> (653 ft<sup>2</sup>), with the café measuring approximately 48.9 m<sup>2</sup> (526 ft<sup>2</sup>) and a well-equipped kitchen and storage area to the rear of approximately 11.7 m<sup>2</sup> (126 ft<sup>2</sup>).

Fitzgerald Green Interiors, at 35a South Street, is a curated home interiors retail shop selling homeware goods, fabrics and interior design services, showcasing products with timeless style and providing its customers with home interior and decorating advice. The business has traded at the premises under a commercial lease since June 2025.

Both retail units benefit from their own individual entrances from the street, and both units have the use of an accessible WC located within common parts (shared with the Electric Palace).

## FLOOR AREAS

35 South Street (Goose & Badger, café & bar)  
Ground floor retail area 48.9 m<sup>2</sup> (526 ft<sup>2</sup>)  
Ground floor kitchen & storage area 11.7 m<sup>2</sup> (126 ft<sup>2</sup>)  
Total 60.6 m<sup>2</sup> (653 ft<sup>2</sup>)

35a South Street (Fitzgerald Green, interior decorations)  
Ground floor retail area 42.5 m<sup>2</sup> (457 ft<sup>2</sup>)  
Ground floor storage area 7.5 m<sup>2</sup> (81 ft<sup>2</sup>)  
Total 50.0 m<sup>2</sup> (538 ft<sup>2</sup>)

## SERVICES

35 South Street: Mains gas, electricity, water and drainage. Gas central heating.

35a South Street: Mains electricity and drainage. Electrical heating. The existing water supply to 35a has been capped off at the meter and whilst this can be re-instated there is currently no separate water supply.

Broadband: Ultrafast speed available.

## TENURE

The property will be sold as a long leasehold (999 years). Terms to be agreed.

## ENERGY PERFORMANCE CERTIFICATE

N/A (Grade II Listed Property)



## SITUATION

The properties sit in the heart of the picturesque West Dorset town of Bridport within the Dorset National Landscape (formerly known as the Dorset Area of Outstanding Natural Beauty) close to Dorset's Jurassic Coast, Lyme Bay and the Chesil Beach, only 5 miles away. Positioned prominently on South Street, within the town centre, the properties occupy a highly desirable and accessible location surrounded by retail, leisure and hospitality amenities.

Bridport is a bustling and vibrant market town, with its famous street market, arts-scene and antiques quarter, located approximately 15 miles to the west of the county- town of Dorchester with its regular rail connections to London. Bridport has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. The town hosts an excellent selection of independent shops, as well as supermarkets, hotels, pubs, restaurants and cafes, and numerous arts and music events throughout the year, including the acclaimed Bridport Literary Festival and "From Page to Screen" film festival (both mainly hosted at the Electric Palace), as well as Dorset Arts Week. There is also a thriving twice-weekly street market offering locally sourced vegetables, cheese, meats and other artisan foods, clothes, hardware and antiques.

## COMMERCIAL TENANCIES

35 South Street is let by way of a standard internal repairing commercial lease from 1 August 2024, for an initial term of 3 years at an annual rent of £12,000, exclusive of VAT. The lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954. There are provisions within the lease for the tenant to contribute to shared maintenance and repair costs.

35a South Street is let by way of a standard internal repairing commercial lease from 5 June 2025, for an initial term of 3 years at an annual rent of £10,000, exclusive of VAT. The lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954. There are provisions within the lease for the tenant to contribute to shared maintenance and repair costs.

## MATERIAL INFORMATION

The property is Grade II listed.  
The retail units have the use of an accessible WC located within common parts and shared with the Electric Palace.  
The kitchen at 35 South Street can be used for baking and cooking light meals but cannot be used for deep frying for insurance reasons.

## LOCAL AUTHORITY

Dorset Council Tel: 01305 221000  
Business Rates:  
Retail Unit 1 (35 South Street): RV £10,750  
Retail Unit 2 (35a South Street): RV £10,500

## DIRECTIONS

What3words:  
35 South Street (to Goose & Badger café): /// driveway.curvy.indicates  
35a South Street (to Fitzgerald Green interiors): /// areas.mistaking.renderers

## VIEWINGS

Strictly by appointment only, to be arranged via Symonds & Sampson, Dorchester Commercial Sales on 01305 261008 (Option 5) or Bridport Sales on 01308 422092.

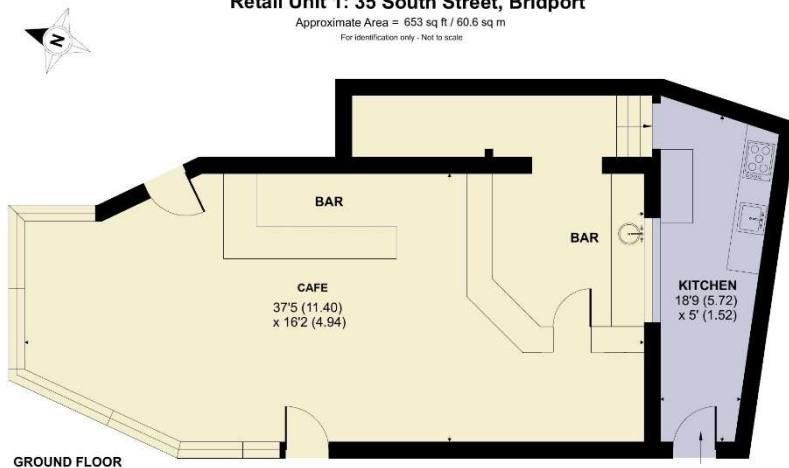
## GENERAL

VAT: Any guide price quoted or discussed is exclusive of VAT. If a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Solicitors: Pengillys LLP, Weymouth.

Retail Unit 1: 35 South Street, Bridport

Approximate Area = 653 sq ft / 60.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © InChoccom 2024. Produced for Symonds & Sampson. REF: 1433668



Retail Unit 2: 35a South Street, Bridport

Approximate Area = 538 sq ft / 50 sq m  
For identification only - Not to scale



DorCom/RH/5.6.26



01305 261008 ext 5

commercial@symondsandsampson.co.uk  
Symonds & Sampson LLP  
6 Burraton Yard, Burraton Square,  
Dorchester, Dorset DT1 3GR



**Important Notice:** Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.