

The Green/16B The Old Customs House

West Bay Bridport Dorset
DT6 4EW



Guide Price £895,000 Freehold

A mixed use investment property comprising a ground floor business premises suitable for a variety of uses with 3-bed residential maisonette above in the centre of West Bay with magnificent coastal views and parking to the rear



KEYWORDS

- Freehold mixed-use investment property
- Harbourside/Jurassic Coast location
- Maisonette with shop/sui generis outlet
- Spacious 3 bed/1 bath maisonette
- Conservatory and balcony
- Magnificent sea coast and river views
- Parking for 2 cars

SITUATION: This freehold property is situated in the heart of West Bay with The Green immediately to the front and vehicular access to the rear with parking for 2 cars. It is just a minutes' walk to the harbour, river and beach with all the facilities close at hand and with The George pub/restaurant next door. This is an ideal location for a seaside business and with residential maisonette above, suitable for owners' premises or holiday letting.

West Bay has a gateway to the Jurassic Coastline and South West Coastal Path and has been the location for books, films and TV series, including Broadchurch and Harbour Lights.

There are pubs and restaurants, kiosks and some independent shops, markets, a Church, Discovery Centre and opportunities for a wide variety of marine and leisure facilities including boating and fishing, gig-rowing, canoeing and there is a golf club on East Cliff.

Events and festivals include firework displays, the raft race, Boxing Day swim, pirate days etc.

The centre of the town of Bridport, linked by bus and walkways, lies some 2 miles to the north and is a vibrant cultural and artistic town with wide range of organisations.

THE PROPERTY comprises a semi-detached 3-storey house of considerable age originally part of The Customs House with its historical connections. The sale offers a once-in-a-lifetime opportunity to purchase a central holiday destination property comprising a **LOCK-UP SHOP/BUSINESS UNIT** with **MAISONETTE ABOVE**.

THE BUSINESS PREMISES comprises a ground floor lock up shop. There are two opening doorways to the front adjoining The Green and a separate access from the rear to the parking area. This ground floor comprises 4 large rooms and has for many years been used as an amusement arcade but was formerly licenced for a wine bar/restaurant.

THE MAISONETTE above presently has a rear concrete-stepped outside staircase rising to the first floor and offers well maintained and spacious accommodation, ideal for the proprietor or for separate letting.

On the first floor is an entrance hallway, a large lounge with good-sized conservatory and outside balcony off with views over central West Bay and a comprehensively fitted kitchen/dining room with utility area and cloakroom off.

On the second floor is a landing with 3 double bedrooms and a large bathroom with bath and shower.

This maisonette has the benefit of a large open fireplace feature and mains gas central heating together with double-glazed windows and doors.

OUTSIDE

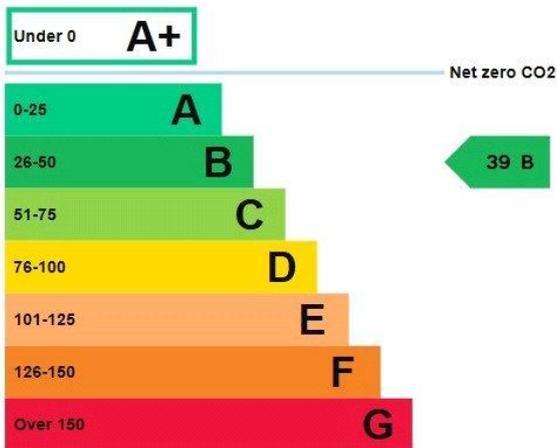
There is a driveway to the rear providing parking for 2 cars.

The whole property and the freehold interest is available for sale at £895,000. The residential apartment is also available separately and listed under residential sales for a price of £595,000.

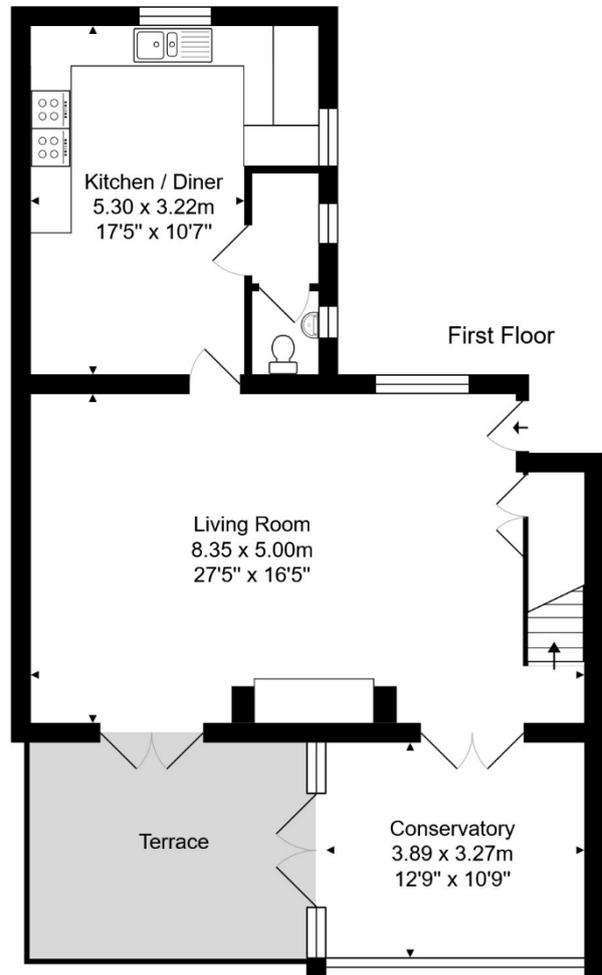
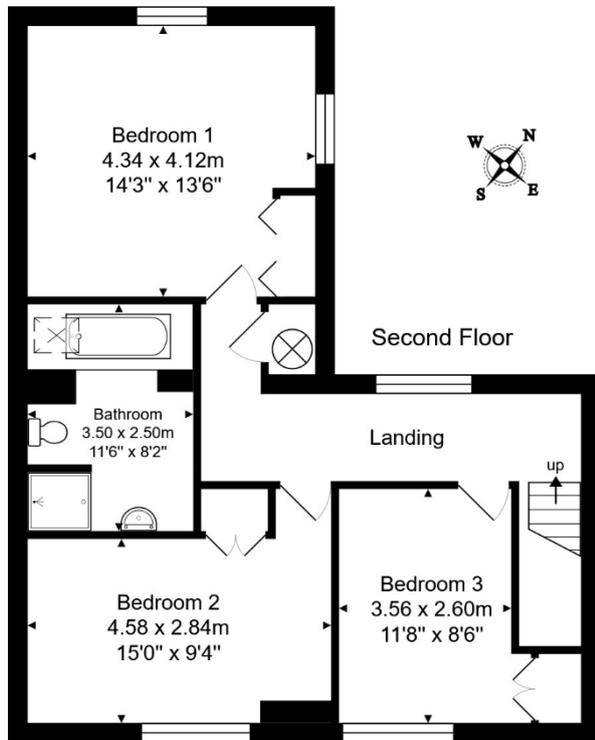
SERVICES: There is mains electricity, water and drainage with a gas central heating boiler in the residential apartment. Separate electrical supply to the business unit. Broadband and Mobile - please see Ofcom website. We are advised that the property has not suffered flooding despite its proximity to the river and sea and known surface water issues in the area - it is sufficiently raised up to have avoided this. The rateable value is shown as £15,250.

AGENT'S NOTE: Please contact the Agents for further information and for viewing.

TC/CC/KEA250058/29725



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		



16b West Bay
Bridport
DT6 4EU



Total Area: 144.9 m² ... 1559 ft² (excluding terrace)

Not to scale. Measurements are approximate and for guidance only.



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.