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PROPERTY CONSULTANTS

FOR SALE

Guildhall Cottage

Church Street, Lyme Regis, Dorset, DT7 3BS

**Rare freehold property in the centre of Lyme Regis
Conversion / alternative use potential (subject to planning consent)**

Location

Guildhall Cottage is situated in the heart of Lyme Regis, a charming coastal town on the Dorset-Devon border, renowned for its historic architecture, vibrant community and stunning Jurassic Coastline. The property enjoys a prime position on Church Street, just moments from the seafront, local shops, cafes and cultural attractions including the neighbouring Marine Theatre.

Lyme Regis is well connected to the neighbouring towns of Axminster, Bridport and Seaton and beyond, with connections via the A35 and A3052. Mainline train services from nearby Axminster Railway station provide direct rail links to London Waterloo and Exeter. The town is a popular destination for both tourists and Dorset residents.

A35



4 miles north

M5



26 miles

**Axminster
railway
station**



6 miles





Accommodation

Description

The property is attached at a right angle to the Guild Hall on the corner of Church Street and Bridge Street. The building is Grade II Listed and is understood to be of rubblestone construction with white painted rendered elevations under a slated roof, hipped at the southern end.

The property has been extended to the rear. To the northern end of the building is a ground floor archway providing access to the rear of the property and beyond, with a right of way to the adjoining land.

Internally, the property was previously used as a tourist information office to the ground floor, with office accommodation to the first and second floors, with a compartmental layout including WC and kitchen facilities.

The property includes an external area directly south of the building, which offers potential for extending the existing building and providing external space/parking, subject to the necessary statutory and other consents and alternations.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Ground floor	625	58.1
First floor	654	60.8
Second floor	117	10.9
External storage (gratings area)	-	-
TOTAL	1,396	129.8



Onsite parking



Offices



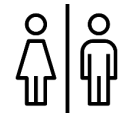
Potential Residential Development



Kitchenette



WC facilities





Planning | Rates | EPC | Terms

Planning & Technical Background

We understand that the property has planning for the existing uses. The property is within the Lyme Regis Conservation Area, is Grade II Listed and adjoins the Grade II* Listed Guildhall. The site is within Flood Zone 1 and therefore at low risk of flooding, whilst also being within the defined development boundary for the town, making it eligible for development proposal under the Local Plan. The Local Plan seeks to encourage the reuse of existing buildings and therefore the property aligns with this principle. Any development will need to comply with any Local Plan policies relating to heritage assets and the National Planning Policy Framework requirements for Listed buildings and Conservation areas. There are local precedents for development in the immediate area, such as the contemporary extension to the Guild Hall.

Business Rates

The property is split into two rating assessments, with the ground floor having a rateable value of £9,200 and the upper floor office at £7,600. Interested parties should make their own enquiries to Dorset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

The property is Listed and therefore an EPC certificate will not be provided.

Tenure

The property is to be sold on a freehold basis with vacant possession. There is a right of way from Church Street under the archway to the adjoining property (theatre) and the Vendor will require the sale to allow the continuation of the pedestrian and vehicular link over this part of the property.

Informal Tender

The property is offered for sale by Informal Tender, Interested parties are invited to submit their **best offers to be received by 5pm on 30 January 2026**. Full details of the tender process including submission requirements are available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT will not be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: AM/101918 **Date:** December 2025
Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.