

JURASSIC COAST INVESTMENT

BRIDPORT
RETAIL / RESIDENTIAL



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24 West Street

BRIDPORT, DORSET DT6 3QP

Freehold Mixed Use Investment

Guide Price:
Offers in excess of £740,000

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Executive Summary

- Mixed retail/residential use investment opportunity
- Ground floor retail let to Sue Ryder and well-established local independents
- Three flats let on one overriding FRI lease to Magna Housing
- Retail rental income of **£38,375 pa**
- Current residential income of **£8,450 pa**, which is highly reversionary
- Reversionary Yield of **9.17%** (October 2027)
- Asset management opportunities to enhance value

Description

24 West Street, Bridport, comprises a well-configured mixed-use investment arranged as three ground floor retail units with residential accommodation above.

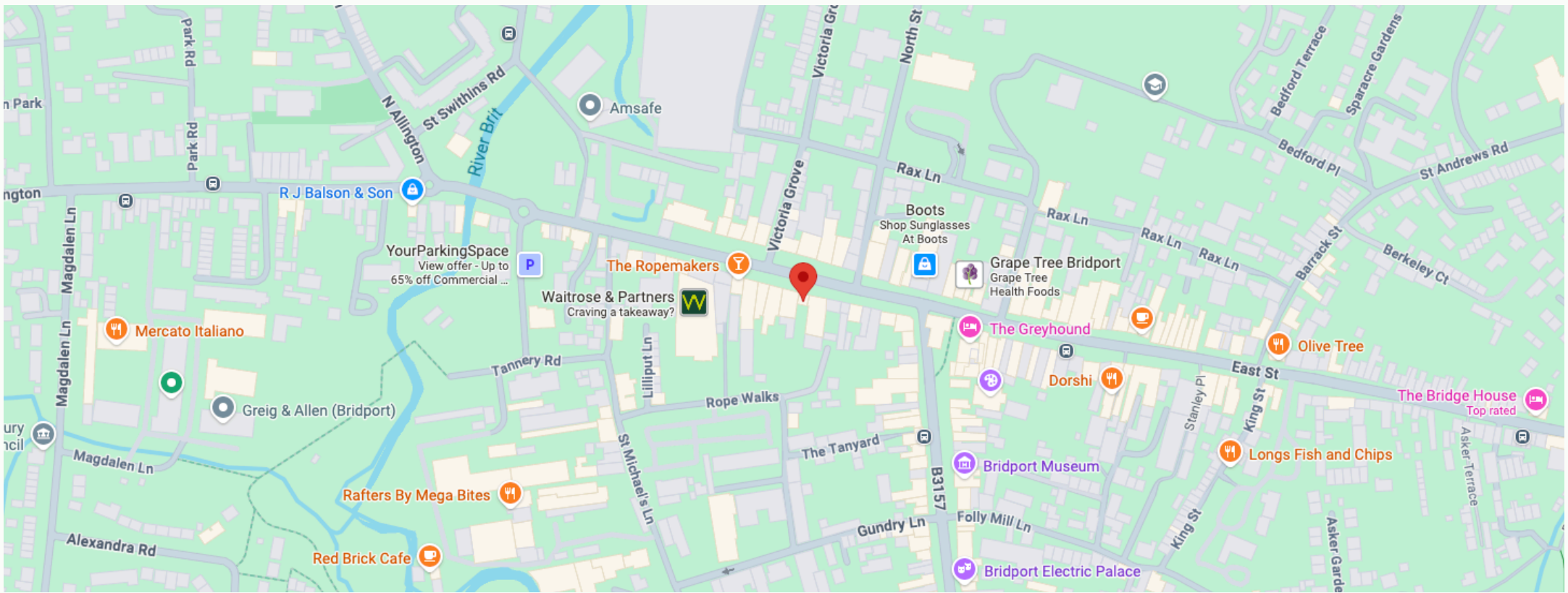
The retail elements are fully let to Sue Ryder, Beauty & Beyond, and a private individual trading as Wessex Jewellers, providing a diverse and established tenant mix.

The upper parts comprise three well-maintained self-contained flats, all let on a single agreement to Magna Housing, including one one-bedroom flat and two two-bedroom flats.

Unit 24A is arranged as predominantly open plan retail space and trades successfully as a charity shop, with the tenant having recently renewed their lease.

Units 24B and 24C are let to well-established local independent retailers, contributing to the property's strong income profile and local appeal.





Location

The property occupies a prominent position on West Street in the centre of Bridport, one of the town's principal retailing thoroughfares linking directly with South Street and East Street.

The immediate vicinity provides a strong mix of national, regional and independent occupiers, with nearby representation from Superdrug, Waitrose, Costa Coffee, Nationwide and Timpson reflecting Bridport's well-established and diverse retail offering.

According to [Bridport Town Council](#), the town centre benefits from healthy pedestrian flows, with total footfall counts in 2025 showing an increase on 2023 levels, including a 17.5% rise during the peak summer months of July and August.

Bridport serves as the principal commercial centre for the surrounding West Dorset area and further benefits from its proximity to the Jurassic Coast and the coastal destination of West Bay, approximately 1.5 miles to the south, supporting strong visitor numbers and retail demand.

Accommodation Schedule - Commercial

Premises	Tenant	Lease Start	Lease Expiry	Rent Review	Repair Basis	Annual Rent (per annum)	ITZA
* 24A	Sue Ryder	03/05/2016	* 02/05/2031	-	FRI	* £18,375	536.3
24B	Beauty & Beyond	01/09/2018	31/08/2030	01/09/2027	FRI	£11,000	311.8
24C	Gemma Louise Case	16/01/2019	15/01/2033	16/01/2026	FRI	£9,000	261.5
TOTAL						£38,375	

* Sue Ryder currently occupy on a 10 year lease from 03/05/2016 at a rent of £16,000 pa. A renewal lease for this unit is currently with solicitors, for a 5 year renewal, with a third year tenant only break on a commencing rent of £18,375 per annum.

Accommodation Schedule - Residential

Premises	Tenant	Lease Start	Lease Expiry	Rent Review	Repair Basis	Annual Rent (per annum)	ITZA
3 x Flats	Magna Housing	08/10/2025	08/10/2027	-	FRI	* £8,450	-
						TOTAL	£8,450

* Should vacant possession be achievable, we understand that letting the properties on ASTs could generate a combined annual rent of £33,000.

Proposal

Our client is seeking offers in excess of **£740,000 (Seven Hundred and Forty Thousand Pounds)** for the freehold, subject to contract and excluding VAT.

Viewings

Strictly by appointment only.



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Commercial Property Management



Valuation & Lease Advisory



Agency & Investment



Building Consultancy

SUBJECT TO CONTRACT

Anti Money Laundering Regulations

In order to comply with anti-money laundering legislation, where applicable and following agreement of terms the tenant/purchaser will be required to provide certain identification documents.

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