

TO LET

Storage Yard

Bridport Stores, St Swithins Road, Bridport, DT6 5DH

Secure storage yard/ parking area – 0.34 Acres/ 14,820 sq. ft approx.



Location

Bridport is located in Dorset, and holds a strategic position within the region, benefiting from its proximity to major transport routes including the A35, which provides connectivity to Dorchester, Exeter and Yeovil.

The storage yard is located on the western edge of the town, just a short walk from the town centre, with the River Brit sitting to the rear eastern boundary of the site.

M5



34 miles northwest

Exeter

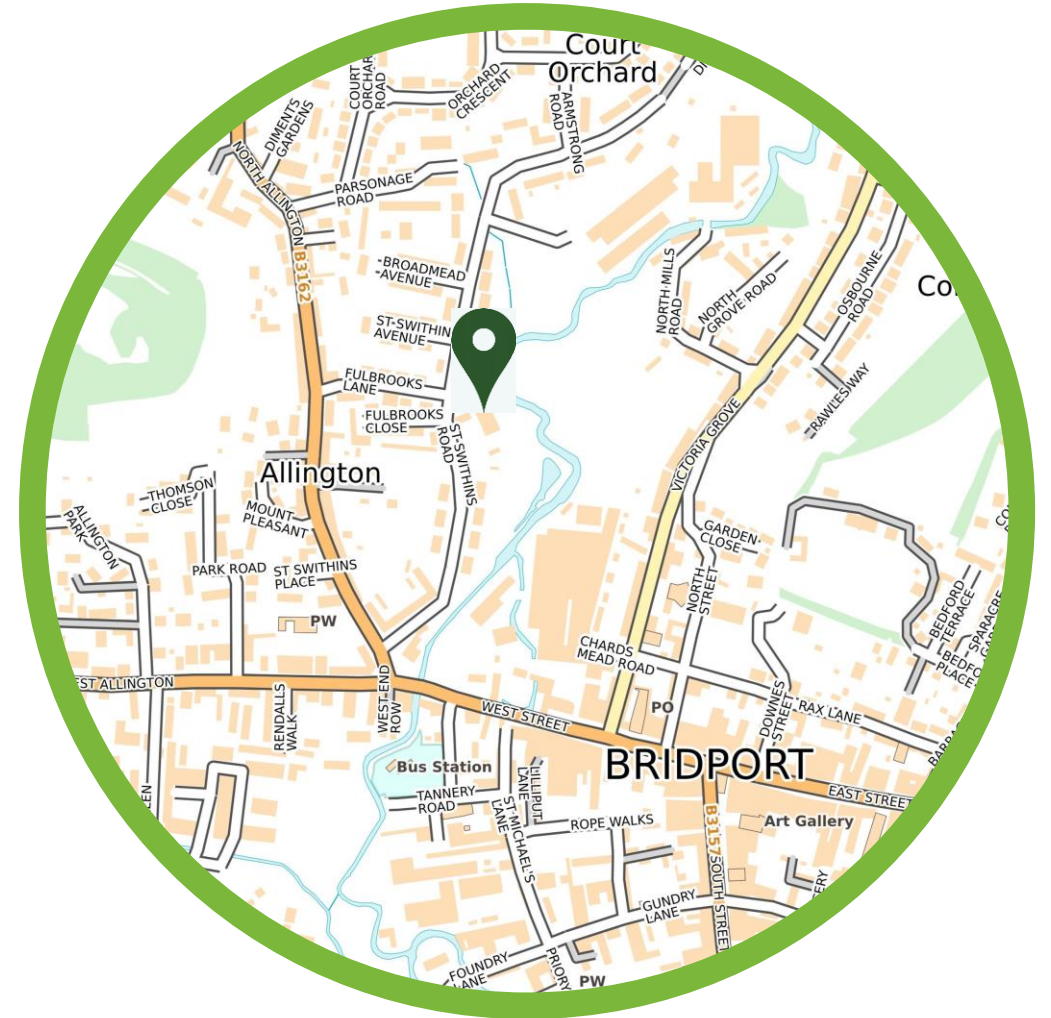


20 miles

Dorchester



25 miles



Accommodation

Description

Originally a part of the former power station grounds, the site is presently occupied by a vehicle rental company and offers a secure parking/ storage yard area.

Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial use, but any occupier should make their own enquiries to the Planning Department of Dorset Council.

Tel: [01305 221000](tel:01305221000) or [Planning - Dorset Council](#)

Business Rates

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.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £22,230 per annum exclusive of VAT.

Legal Costs

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

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the 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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Date: February 2025
Subject to Contract



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2. Misrepresentation Act 1967

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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.