



EXCELLENT SEAFRONT PREMISES - CURRENTLY FURNISHED AND EQUIPPED AS
AN ICE CREAM PARLOUR



Ice Cream Parlour, Marine Parade, Lyme Regis, Dorset DT7 3JQ
Guide Price for a 999 year lease: £400,000 min.

- Superb Seafront Location
- Spectacular Views
- 30-40 Covers Inside
- Outside Seating

The premises occupy one of Lyme's best trading locations - a prominent site on the seafront, just a few metres from the beach and close to the famous Cobb Harbour.

The town centre is only a short level walk away and to the rear are the much admired Langmoor and Lister public gardens.

The premises are attractively decorated and equipped as an ice cream parlour (although a new occupier may adopt an alternative use e.g. a cafe (see 'The Lease' below)).

Rarely do freehold/long leasehold commercial premises come on to the market on Marine Parade and this property may be of interest to an investor as there would be strong demand not only to an owner occupier but also from potential tenants.

In addition to the busy main holiday season and School/Bank Holidays there is an increasing number of visitors (especially at weekends) throughout the year.

Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

THE LEASE:

The lease specifies a use within Class A3 of the Town and Country Planning (Use Classes) Order 1987 - i.e. as a catering establishment and takeaway sales are permitted but only if ancillary to the main use. Certain retail uses are also permitted. We will be pleased to provide a copy of the lease if required.

THE PROPERTY:

From Marine Parade there are 2 sets of glazed double folding doors to the:

Ice Cream Parlour

about 28' x 19'10 (8.53m x 6.05m) overall.

With up to 40 covers (pre-Covid). Useful stores.



Outside Seating Area

With about 20 covers. We understand this area is held under licence from the Town Council and a licence fee (believed to be £140 per seat per annum - TBC (as at January 2022)) is payable to the Council.

WC

Store

RATEABLE VALUE:

To be assessed as Vendors are retaining the adjacent Restaurant.

LOCAL AUTHORITY:

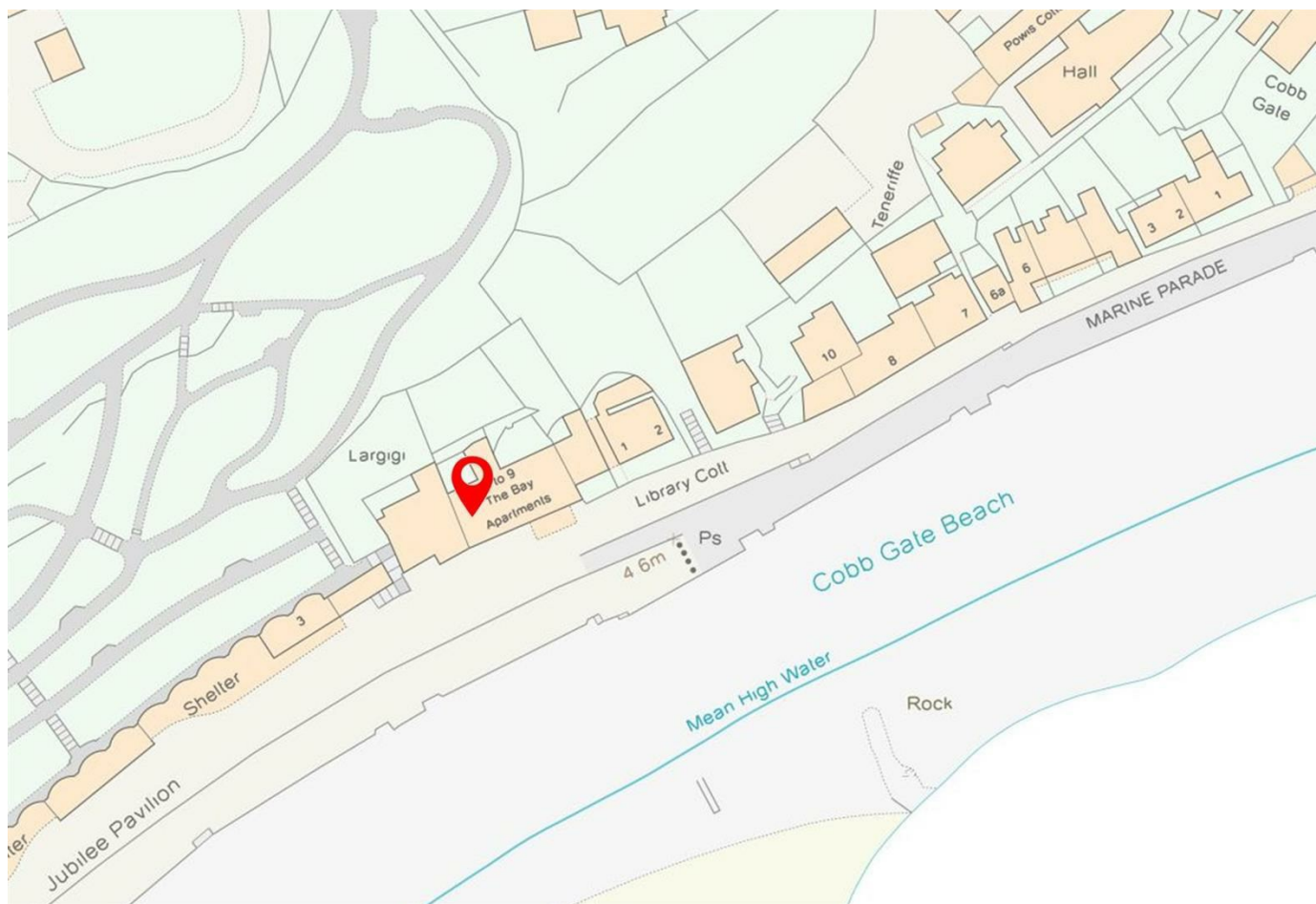
Dorset Council, South Walks House, South Walks Road, Dorchester DT1 1UZ
(01305) 251010

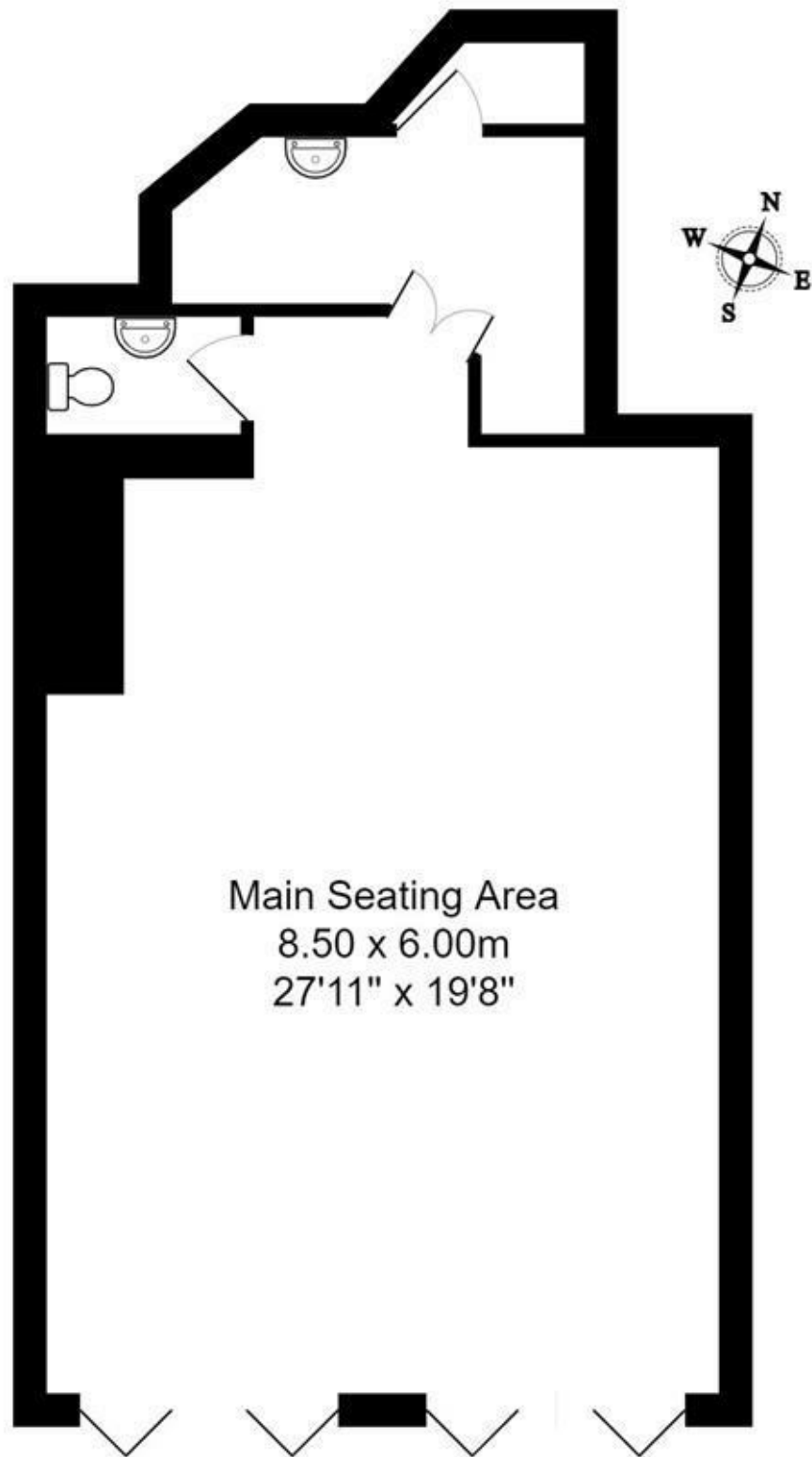
TENURE:

The property is held on a 999 year lease at a nominal ground rent and a minimum price of £400,000.

VIEWING:

Strictly by appointment with the Vendor's agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.

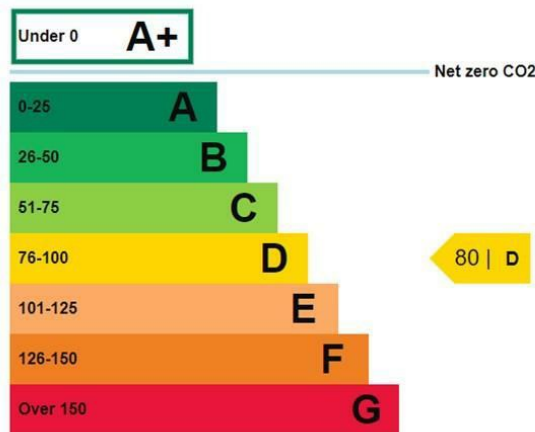




Not to scale. Measurements are approximate and for guidance only.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract.

Our Reference: S4424

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