

Symonds
& Sampson

Morgans of Charmouth

Newsagents MORGANS OF CHARMOUTH Hardware Ironmongers
Stationers Confectioners
TEL: 60

Morgans of Charmouth

The Arcade, The Street, Charmouth,

Morgans of Charmouth

The Arcade
The Street
Charmouth
DT6 6PU

For Sale - ground floor shop premises (with business)
and 4 bed maisonette above.

 3931.00 sq ft

- For sale as a going concern
- Profitable retail business
- Ground floor shop premises
 - Large flat above
- Central village location on the Jurassic Coast

£795,000

Freehold

Private Treaty

Dorchester Commercial
01305 261008 ext 3
commercial@symondsandsampson.co.uk



THE PROPERTY

The property comprises a ground floor shop premises and stores with living accommodation above, at first floor level, in the form of an attractive four-bedroom apartment. Historically, the apartment had comprised two self-contained two-bedroom apartments. The living accommodation has independent access and a secluded roof terrace. There are three additional stock storage rooms to the rear of the shop premises and a garage with vehicular access from the main road. The property is made up of the following areas: Residential accommodation 1,633sq ft, GF shop including stores 2,016 sq ft, garage 212sq ft with ancillary areas providing an additional 70sq ft giving an overall total of 3,931 sq ft.

THE BUSINESS

The business is an established and successful retail operation which has strong local support and brisk seasonal trade. The business generates a constant annual turnover in the region of £325,000 to £360,000 and a profit in the region of £65,000 to £70,000 per annum.

SITUATION

Just two miles from Lyme Regis on the Jurassic Coast, Charmouth is a traditional village situated on the mouth of the River Char. Village facilities include pubs, restaurants, cafe's, shops and post office. Situated with frontage on the main road, The Street, through Charmouth, the property and business is in a prominent position.

DIRECTIONS

What3words:///shuttled.paints.hammer

SERVICES

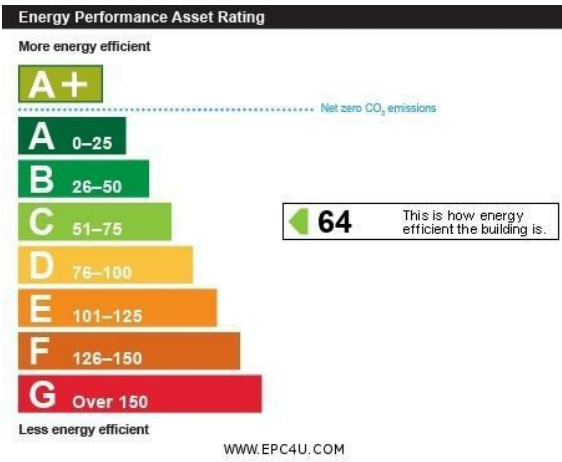
Services:
Mains electricity, water and drainage.

LOCAL AUTHORITY

Dorset Council Tel: (01305) 221000
Council Tax: Band C (Flat above)
Rateable Value - £16,000



ENERGY PERFORMANCE CERTIFICATE



Retail unit

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Maisonette

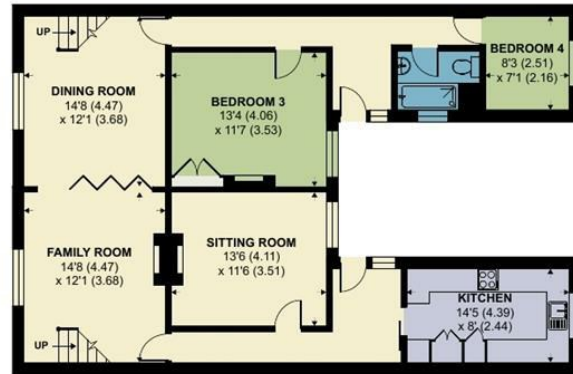


The Street, Charmouth, Bridport

Approximate Area = 1633 sq ft / 151.7 sq m
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Ground Floor Shop = 2016 sq ft / 187.3 sq m
 Garage = 212 sq ft / 19.7 sq m
 Total = 3931 sq ft / 365.2 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1250424



RH/28/02/25



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT