

The Regent Lyme Regis



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Proposed Plans:

Two commercial/retail units | Unit 1: Open-plan living area/kitchen, four bedrooms, two en suite, family bathroom, cloakroom, terrace | Unit 2: Open-plan living area/kitchen, six bedrooms, four en suite, family bathroom, cloakroom, balcony, terrace | Unit 3: Open-plan living area/kitchen, utility, study, two bedrooms, one en suite, family bathroom, cloakroom, terrace | Exceptional sea views | Secure parking | Lift | Town

Offers in Excess of: £1,500,000

A rare opportunity to acquire a former Art Deco cinema with planning granted for three luxury apartments and two commercial units, or possible joint venture, in a superb coastal position in sought-after Lyme Regis. Please register early enquiries for future off plan sales.

A unique and exciting opportunity to develop a former Art Deco cinema in the heart of Lyme Regis, just moments from the historic harbourside. Planning has been granted for the construction of a four-storey building comprising three premium apartments and two commercial units. The proposed apartments will benefit from private parking and integral garaging, together with outstanding south-facing views across the sea and harbour. Works have already commenced with the rear of the existing building already demolished. The prominent North elevation will be retained, creating an impressive façade while preserving the buildings distinctive Art Deco character. This architectural heritage is reflected throughout the proposed development, which combines contemporary design with luxurious and highly considered accommodation, making the most of the buildings exceptional setting. Full planning history can be viewed on the Dorset Council planning portal under reference P/FUL/2024/03845.

The property

The ground floor provides two commercial/retail units positioned at the front of the building, with residential access to the side and rear. A lift will provide convenient and accessible access to the residential accommodation. The current plans provide for one apartment and two duplex apartments, thoughtfully designed to maximise both space and the exceptional coastal outlook. Unit 1 occupies the first floor and features an impressive open-plan living, dining and kitchen area, with curved windows positioned to frame the exceptional views. Double doors open onto a substantial private terrace. The accommodation comprises four double bedrooms, two en suite, together with a family bathroom and separate cloakroom. Unit 2 occupies the second floor and mirrors the accommodation provided within unit 1 as well as offering additional accommodation on the third floor which could provide a further two en-suite double bedrooms, an additional reception room and access to an expansive private terrace. Unit 3 will occupy the first and second floors above the commercial units. The first floor is designed around an impressive open-plan living, dining, and kitchen space, complemented by an adjoining larder/utility room. Three tall windows, retained from the original building, will flood the principal living space with natural light. A separate study, family bathroom, and additional cloakroom complete this level. The second floor is dedicated to a luxurious principal bedroom suite complete with an en-suite bathroom and walk-in wardrobe. Double doors will lead directly onto an expansive private terrace offering an exceptional setting from which to enjoy the superb coastal views. A further bedroom completes the accommodation.

A new block-paved vehicular access route will lead to the covered courtyard. With designated parking for each unit, the new block includes two integral double garages/workshops, offering secure parking and storage space. To the rear of the building, a landscaped garden enclosed by stone walling will provide a private outdoor area.

Location

The property is in a highly desirable position, in the heart of the charming town of Lyme Regis and just minutes from the seafront. The town is situated in the Dorset Area of Outstanding Natural Beauty on the World Heritage Jurassic Coast. There are superb coastal walks including the South West Coast Path and miles of unspoilt countryside to explore. The town has access to a variety of everyday amenities, including high street shops, independent boutiques, cafés and restaurants. There are numerous water-based recreational and sporting facilities such as sailing, power boating, water skiing, diving, paddle boarding, kayaking and sea fishing. The nearby towns of Axminster and Bridport provide a wider range of facilities including local shops, pubs, restaurants, schools, a small hospital, libraries, Post Offices, GP surgeries, dental surgeries and veterinary surgeries. Communication links are excellent: the A35 is within easy reach and provides good access to the city of Exeter, the coast and to major traffic routes including the M5. Axminster station, approximately 6.6 miles away, has regular services to London Waterloo. Postcode region: DT7

General

Local Authority: Dorset Council
Planning Reference: P/FUL/2024/03845. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



The Regent Cinema, Broad Street, Lyme Regis

Unit 1 internal area 3,063 sq ft (285 sq m)

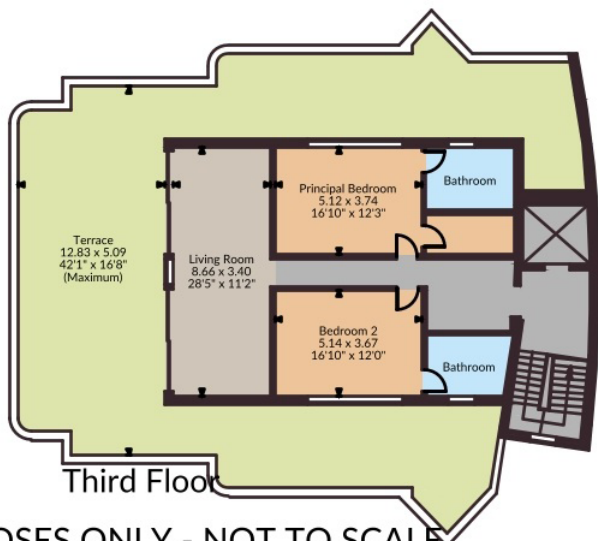
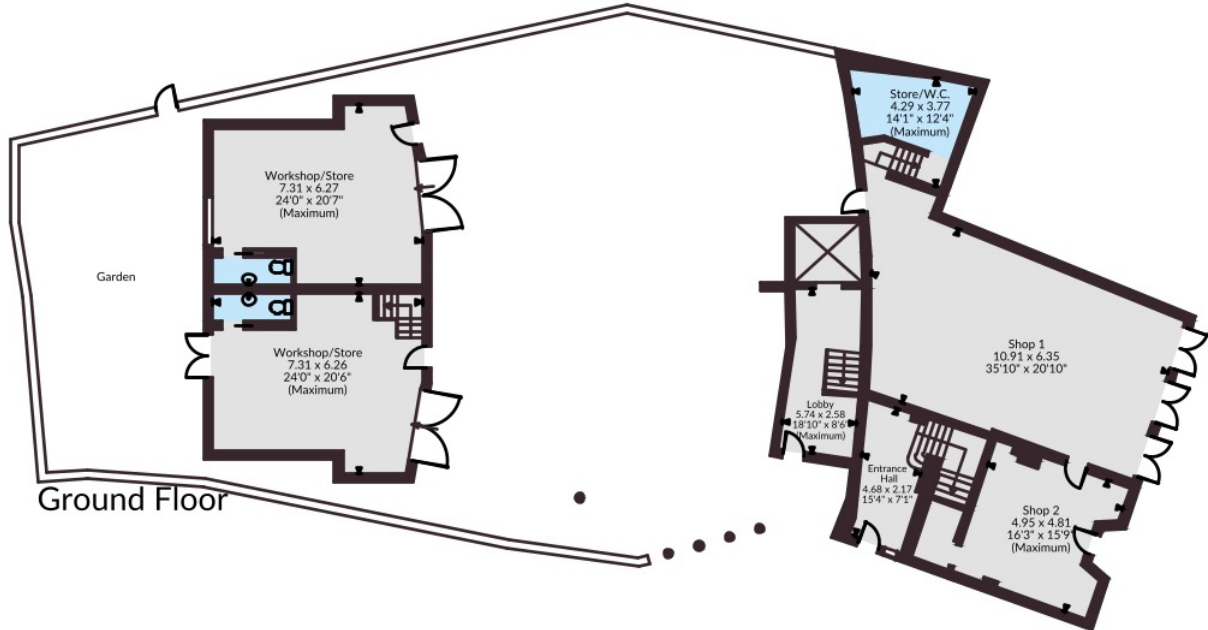
Unit 2 internal area 4,103 sq ft (381 sq m)

Unit 3 internal area 2,175 sq ft (202 sq m)

Grond Floor Storage internal area 2,069 sq ft (192 sq m)

Terrace external area = 2467 sq ft (229 sq m)

Total internal area 11,410 sq ft (1,060 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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