



98 St Mary Street, Weymouth, Dorset, DT4 8NY

TO LET
Prominent retail premises with upper floors

Rental: £27,000 per annum



St Mary Street, Weymouth, Dorset, DT4 8NY

For Lease - Prime Retail Property

Viewing - Strictly by appointment.
Poundbury Commercial office on 01305 251154

The Property

The property comprises a lock up retail premises over 3 floors.

The premises are constructed in brick and slate with some attractive brick detailing with a conventional shop front. Internally the property has benefitted from being newly fitted in the recent past and comprises a clear shop floor with internal stairs to the first floor.

RV £24,250

Accommodation

Ground Floor Sales 690sqft (non structural demountable partition between the front and rear is currently in place).
2 WC's and Small yard

First Floor (net space 478sqft)
2 Offices and Staff room

Second Floor
2 former double bedrooms (not measured)
(Access via loft ladder through trap door only)

Situation

Situated within St Mary Street, Weymouth Town Centre the premises are situated in the main shopping thoroughfare which is a pedestrianised retail location directly opposite Marks and Spencer and adjacent to Costa. Other retailers in the locality include Animal, Claire's, Clinton Cards etc.

Weymouth is a bustling lively seaside resort providing a comprehensive range of shopping and educational facilities. The town area is edged by the Georgian Esplanade, a large sandy beach as well as a picturesque inner harbour surrounded by a number of eateries and cafes/bars.

The A354 to Weymouth links from the Bournemouth A31 and Exeter A35 main trunk roads. Rail services to the town from Bristol Temple Meads and London Waterloo.

Directions

On foot from the town statue on the Esplanade simply walk south into St Mary Street and the property is 200m on the right opposite Marks and Spencer and next to Costa coffee.

Services

Mains electricity, water and drainage

Local Authority

Weymouth & Portland Borough Council
Tel: 01305 838000

Lease Details

A new lease is to be negotiated on application

JMT/LP/05/10/2017

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

107

This is how energy efficient the building is.



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