

To Let
**Prime Shop Premises
With Upper Floors**

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



LOCATION

Weymouth is situated on the south Dorset coast, serving an estimated population of approximately 63,000 persons.

This increases significantly during the summer months due to the high number of tourists who visit the town.

The property occupies a prime pedestrianised trading location within St Mary Street, **adjacent to Costa Coffee** and **opposite Marks and Spencer**. Other retails closeby include Animal, Claire's and Clinton Cards

DESCRIPTION

The property comprises of a lock up retail premises arranged 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.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Double Fronted Shop

Ground Floor Sales Area: 690 sq ft (64.13 sq m)

Non-structural demountable partition between the front and the rear is currently in place
2 WC's

First Floor Net Space: 478 sq ft (44.42 sq m)

Arranged as 2 offices and staff room

Second Floor:

2 former double bedrooms (not measured).

(Access via loft ladder through trap door only)

Outside:

Small yard

TERMS

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rent of **£25,000** per annum, exclusive.

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tel: **01202 887555** web: **www.williscommercial.co.uk**

Willis Commercial Ltd. Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

RATES

According to the VOA website the assessment for this property is stated as:

Shop and Premises, Rateable Value: £24,250

The small business multiplier for the year ending 31st March 2020 is 49.1p in the £.

For more information, visit:

<https://www.gov.uk/introduction-to-business-rates>

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating E (107).
Full EPC available for viewing on our website.

LEGAL COSTS

The in-going tenant is to bear the landlord's reasonable legal costs incurred in the transaction.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction

VIEWING

By prior appointment via the joint agents Willis Commercial through whom all negotiations must be conducted.

CONTACT

Patrick Willis – 01202 887555
patrick@williscommercial.co.uk



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