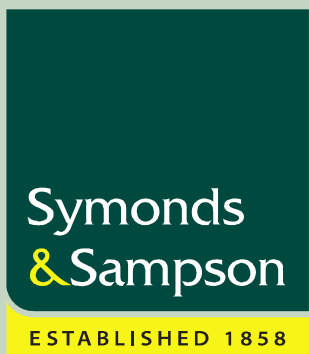




**72 St Thomas Street, Weymouth, Dorset, DT4 8EL**

**For Lease Prime Weymouth Shop**

**Annual Rent £40,000pa**



## The Property

For Lease Prime Shop totalling 1150qft opposite Boots the Chemist and adjacent Santander Building Society with other retail units in parade such as Clarkes Shoes, Cafe Nero's and Nat West Bank.

The unit is one of two in the same style and arranged with a 17' 6 frontage and widening to 20' at the rear.

ZA 350sqft  
ZB 392sqft  
ZC 408 sqft

There is a small kitchenette with upper floor and shared WC.

RV £35,500

## Directions

From Dorchester follow the A354 to Weymouth. Follow signs to the town centre which will take you past the Radipole Nature Reserve on the left hand side. Keep left and head over the Swannery Bridge taking the far right hand lane towards the traffic lights. After turning right you may want to park in Park Street car park on the left hand side as St Thomas Street is a pedestrianised area. From here on foot turn right from the car park into Westham Road, going left up the road to the Sea Front. On the right hand side you will come to the two main retail streets St Thomas being the first one with the William Henry being on the corner. Turn into this road and travel  $\frac{3}{4}$  of the way down the street. The property can be found on the left hand side.

## Outside

**NB:** Current shop front has bifold doors recessed in to shop. A new shop front can be brought out to pavement if required with necessary consents.

## Services

Electricity and water.

## Local Authority

Weymouth and Portland Borough Council

Tel: 01305 838000

## Lease Details

On application.

## IMPORTANT NOTICE

Symonds & Sampson and their client give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

JMT/17/04/2013

## Energy Performance Certificate

HM Government

Non-Domestic Building

72 St. Thomas Street  
WEYMOUTH  
DT4 8EL

Certificate Reference Number:  
0270-9995-0327-8990-3064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### 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

73 This is how energy efficient the building is.

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 123  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 90.63

### Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built  
81 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Viewing

Strictly by appointment through Symonds & Sampson  
Poundbury office on **01305 251154**