

PRIME RETAIL UNIT AVAILABLE - SUITABLE FOR A3 & A4 USE

WEYMOUTH

81-82 ST THOMAS STREET

- Suitable for A3 and A4 use
- Prime pitch in harbor town
- High footfall location

LOCATION

The subject property is located in the heart of Weymouth town centre, occupying a prominent position on **St Thomas Street**. Nearby occupiers include; **New Look, WHSmith, Specsavers** and **Lloyds Bank**. The unit is in close proximity to **New Bond Street**, the 100% prime pitch for fashion retailers in the town.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Ground Floor	329.9 sq m	3,551 sq ft
Lower Ground Ancillary	366.41 sq m	3,944 sq ft
First Floor Ancillary	241.2 sq m	2,596 sq ft

TENURE

The property is available on a new effective full repairing and insuring lease subject to 5 yearly upward only rent reviews.

TERMS AND RENT

£90,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value	£125,000
UBR	49.3
Rates Payable (per annum)	£61,625

Interested parties should verify these figures with the Valuation Office.



INSPECTIONS

Viewing is strictly by appointment with :-

Barney Swainson

0207 318 7819

barny.swainson@eu.jll.com

Kelly Temple

0207 087 5495

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Richard Yendle

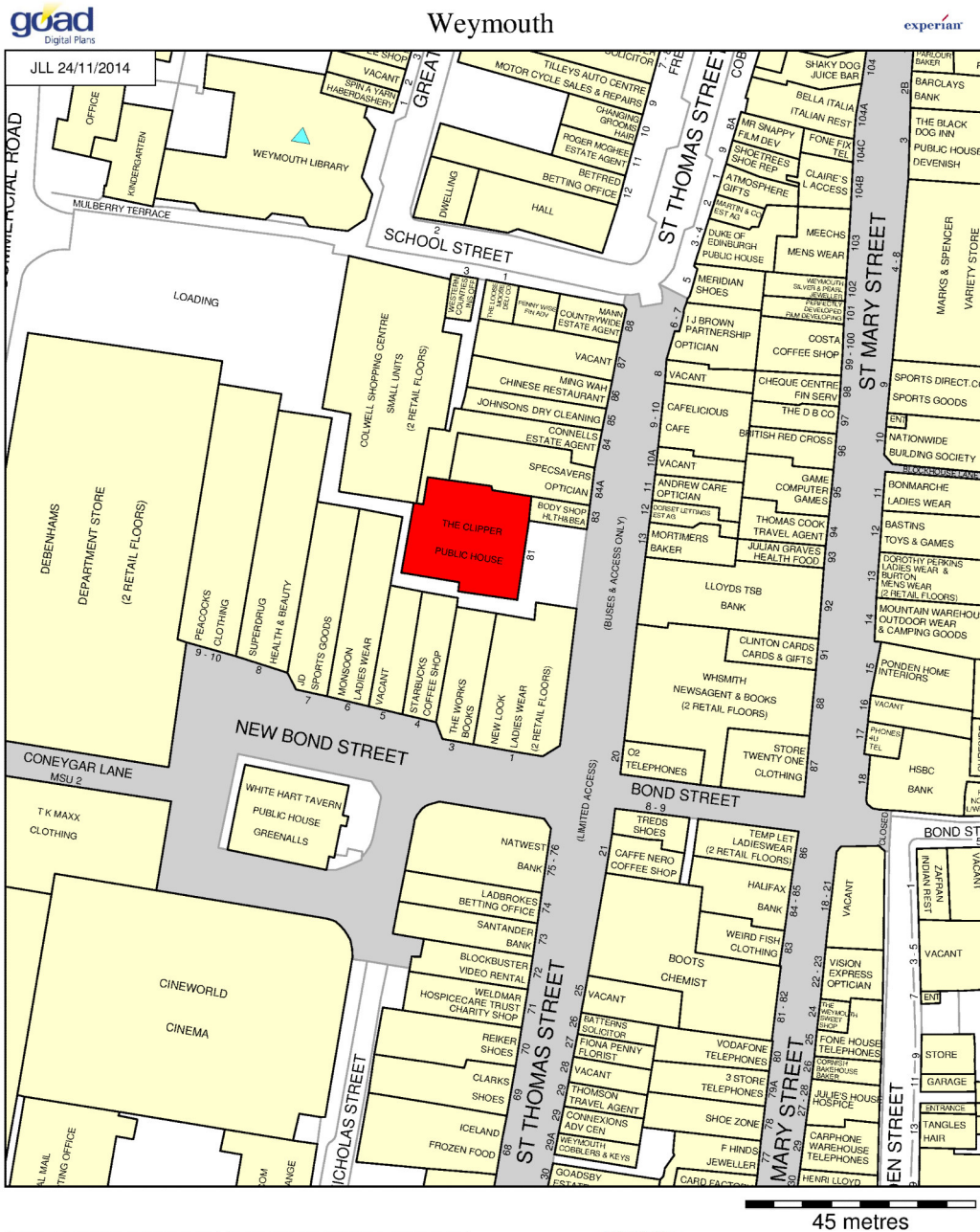
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SUBJECT TO CONTRACT and VACANT POSSESSION.

020 7399 5555



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