

FOR SALE



87, 88 & 89 The Esplanade
Weymouth, Dorset, DT4 7AT

A UNIQUE OPPORTUNITY TO ACQUIRE COMMERCIAL SPACES FRONTING WEYMOUTH BEACH

- **VARIOUS USES CONSIDERED (S.T.P.P)**
- **3 UNITS AVAILABLE AS A WHOLE OR INDIVIDUALLY**



◆ Location

Weymouth is a bustling lively seaside resort providing a comprehensive range of shopping and educational facilities. A large sandy beach as well as a picturesque harbour surrounded by a number of boutiques, eateries and cafes/bars. Weymouth boasts excellent sailing and water sports facilities within the area, having hosted the 2012 Olympics Sailing Events.

The subject premises are located in a prime position fronting Weymouth Esplanade and Weymouth Beach.

To the front of the property there is pay and display roadside parking and approximately 100 metres to the west is Weymouth's pedestrianised shopping precinct, where a wide variety of independent retailers and numerous multiple retailers are represented including Marks & Spencers, HSBC, Pandora and Game.

[Location Map](#)

[Streetview](#)

◆ Sizes

87 - Ground Floor	624 Sq Ft	62.64 Sq M
87 - Basement	c.2000 sq ft	
88 - Ground Floor	508 Sq Ft	47.22 Sq M
89 - Ground Floor	426 Sq Ft	39.62 Sq M

Floor plans available upon request.

◆ Tenure

A new 999 year long leasehold interest is to be granted.

◆ Prices

87 (Ground & Basement)	- £230,000
88	- £120,000
89	- £100,000

◆ Rateable Values

87 & 88	-	To be re-assessed
89	-	To be re-assessed

Rates payable at 47.9p in the £ (year commencing 1st April 2017)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate), interested parties are advised to make their own enquiries on www.voa.gov.uk.

◆ EPC

87 & 88	-	D - 87
89	-	D - 87

◆ Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

◆ VAT

We have been informed that VAT is not applicable.

◆ Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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◆ Important

Identification

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

Disclaimer

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form 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, to the structural integrity of the premises and condition/working order of services, plant or equipment.

