

Retail – Shop to Let

Particulars

Gerrard Matthews
Chartered Surveyor

Weymouth

30 St Mary Street DT4 8PN

- Near Prime Pitch
- 700 sq ft Ground Floor Sales & First Storage
- Available June 2023



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.

Situation

The property is located in this near prime section of St Mary Street with immediate multiples including Cardfactory, Vodafone, KFC, Mc Donalds, Saltrock, EE, F Hinds, Greggs, Holland & Barrett and more

Description

The property provides open plan ground floor sales together with ancillary space on the first floor. There is both pedestrian and vehicular access to the rear onto Maiden Street

Repairing Liability - Internal repairing and insuring lease.
40% Contribution to external upkeep

Accommodation

The approximate dimensions and floor areas:-

Gross frontage	5.79m	19'0"
Net frontage	4.85 m	15'9"
Net internal	4.88m	16'0"
Shop depth	13.63m	44'7"
Ground floor Sales	66sq m	711 sq ft
First floor ancillary	47sq m	505 sq ft

Rateable Value

Shop & Premises: £21,000 per annum

VAT

The Property has not been elected for VAT

Tenure – Leasehold. Ten years with a tenant only break after five

Rent - £28,000 per annum exclusive



Further information or viewing

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50 metres



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