

# 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 Immediately



#### 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 Boots, Vodafone Mc Donalds, Saltrock, EE, F Hinds, Holland & Barrett

#### 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

#### 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: £28,750 per annum

#### VAT

The Property has not been elected for VAT

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

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



#### Further information or viewing

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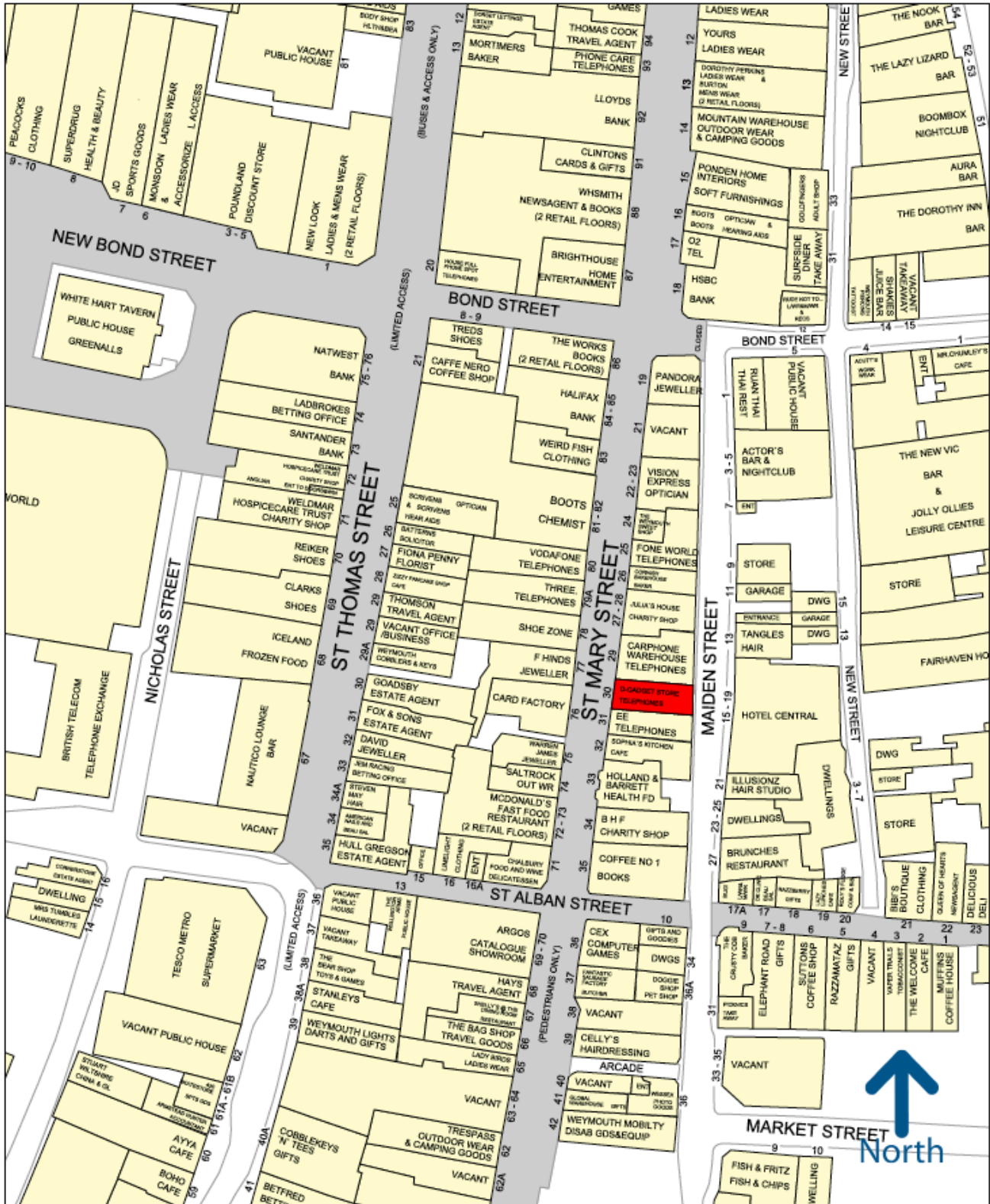
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