

Weymouth

97 St Mary Street DT4 8NY

- Near Prime Pitch
- Up to c900 sq ft Sales*
- A1, A2 or A3 Uses permitted



Accommodation

The approximate dimensions and floor areas are as follows:

Gross frontage	5.8 m	19'0"
Net frontage	4.3 m	14'3"
Widening at 3m to:-	5.3 m	17'6"
Narrowing at rear to:-	4.7m	15'6"
Shop depth	17.1m	56 ft
Ground floor Sales	76.8 sq m	827 sq ft
First floor	20.0 sq m	215 sq ft
Second floor	28.1 sq m	302 sq ft

***By removal of the front stairwell and rear ancillary the Ground Floor Sales can be increased to 900 sq ft**

VAT

The Lessor has elected to charge VAT on the property

Tenure

The Lessors are seeking a term of ten years on effective full repairing and insuring terms

Rent

Upon application

Rates

2017 Rateable Value £26,250

Location

Weymouth is situated on the South Dorset coast, serving an estimated population of approximately 63,000 persons. From April through to the end of September this increases significantly due to the high number of tourists who visit the town.

Situation

The property is located near the prime axis points of St Mary Street and Bond Street. Retailers in the immediate locality include W H Smith, Boots Opticians, O2, HSBC, Lloyds Bank, Marks & Spencer etc.

Description

The property provides open plan ground floor sales together with ancillary space on first and second floors.

Plans

pdf & dwg plans available on request

Further information or viewing

Further information or viewing

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