

# Retail – Shop to Let

Gerrard Matthews  
Chartered Surveyor

## Weymouth

### 25 St Thomas Street DT4 8EJ

- Prominent Pitch
- Up to c 700 sq ft Sales + storage
- Class E Use
- Ground floor lock up shop



#### 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 in a near prime location close to the prime St Thomas/Bond St access point, immediately adjacent to Boots, Caffè Nero, Clarks Shoes, TUI. Nat West, New Look etc.

#### Description

The property provides open plan ground floor sales and ancillary space

#### Plans

Plan attached overleaf

EPC – Band D – Information on request

#### Accommodation

The approximate dimensions and floor areas are as follows:

Gross frontage	8.02m	26'4"
Net frontage	5.4 m	17'8"
Shop depth	17.9 m	58'7"
Ground floor Sales	63 sq m	676 sq ft
	9 sq m	94 sq ft
	11 sq m	116 sq ft

#### VAT

The Lessor has elected to charge VAT on the property

#### Tenure

leasehold

#### Quoting Rent

£20,000 per annum

#### Rateable Value

£20,000. This is not the amount you will pay

#### Further information or viewing

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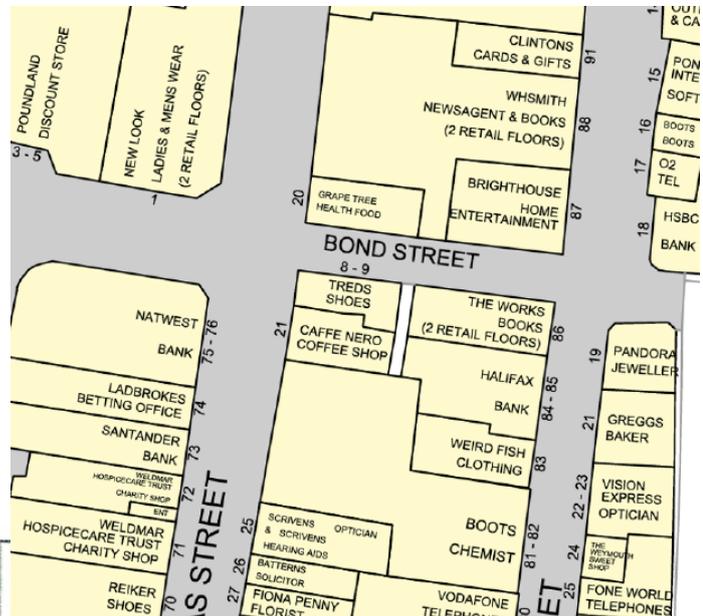
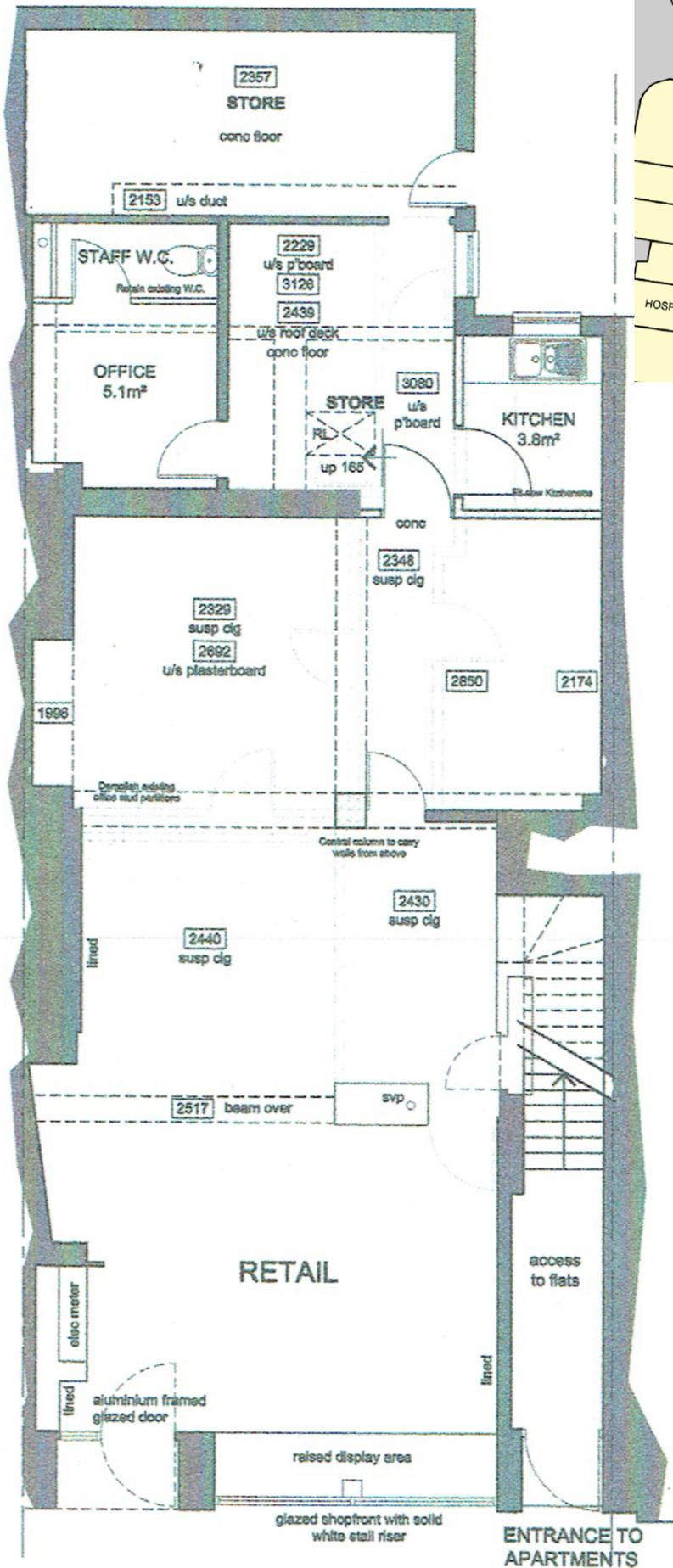




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Ground Floor Plan  
SCALE 1:50