

# Retail – Shop to Let

## Particulars

**Gerrard Matthews**  
Chartered Surveyor

### Weymouth

**29 St Mary Street DT4 8PN**

- Near Prime Pitch
- 911 sq ft Ground Floor Sales
- Available August 2018 on short or long term lease



#### 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 with access to the rear onto Maiden Street

#### Accommodation

The approximate dimensions and floor areas:-

Gross frontage	8.1m	26'6"
Net frontage	6.2m	20'4"
Net internal	6.9m	22'9"
Widening to	7.7m	25'3"
Shop depth	11.6m	38'0"
Ground floor Sales	84.6 sq m	911 sq ft

#### Rateable Value

Shop & Premises: £36,250 per annum

#### VAT

The Property has not been elected for VAT????

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

**Tenure** – By negotiation



#### Further information or viewing

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