

For Sale or To Let  
68 St Thomas Street, Weymouth DT4 8EL  
Nr Prime High Street

Gerrard Matthews  
Chartered Surveyor





### 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

### Situation

The property is located in the busy section of St Thomas Street close to The Bond Street scheme and immediately adjacent to The Old Post Office scheme which is in the process of being redeveloped to create two large A3 units.

**Description** The property comprises a large open plan ground floor sales area with a small store at the rear with access immediately onto Nicholas Street at the rear providing rear loading. Although Grade II listed the interior of the property is of a modern concrete beam construction with brick elevations. The listing effectively applies to the frontage

### Plans

PDF Shop fit Floor Plans are available on request

### Lease

The entire property is let to Iceland Foods Limited (on assignment) from 28<sup>th</sup> February 2005 until 27<sup>th</sup> February 2025. Copy Lease available on request

### Reduced Rent

£40,000 per annum exclusive

### Accommodation

The property has the following approximate dimensions and floor areas

Gross frontage	12.8m	42'0"
Net frontage	12.27m	40'3"
Internal width at front	11.43m	37'6"
Internal width at rear	12.55m	41'2"
Shop depth	23.32m	76'6"
Built depth	26.5m	86'11"
Site depth	26.98m	88'6"
Ground floor sales	277sqm	2982 sq ft
ITZA		1438 units
Ground floor Storage	27sqm	293 sq ft
First floor Ancillary	269sqm	2895 sq ft

NB The upper facade is false – see photos below:



### Reduced Price

**£550,000** Subject to Contract

### VAT

The property has been elected for VAT

### Tenure

Freehold

### EPC

Available on request

### Further information or viewing

Gerrard Matthews BSc MRICS

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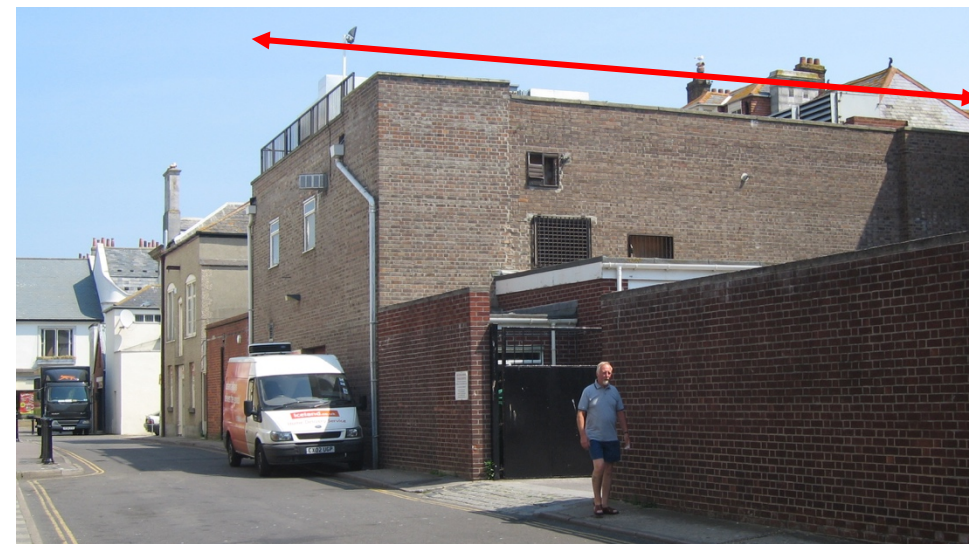
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St Thomas Street, Weymouth



Rear of 68 St Thomas Street, Weymouth



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