



RETAIL

**FOR SALE**

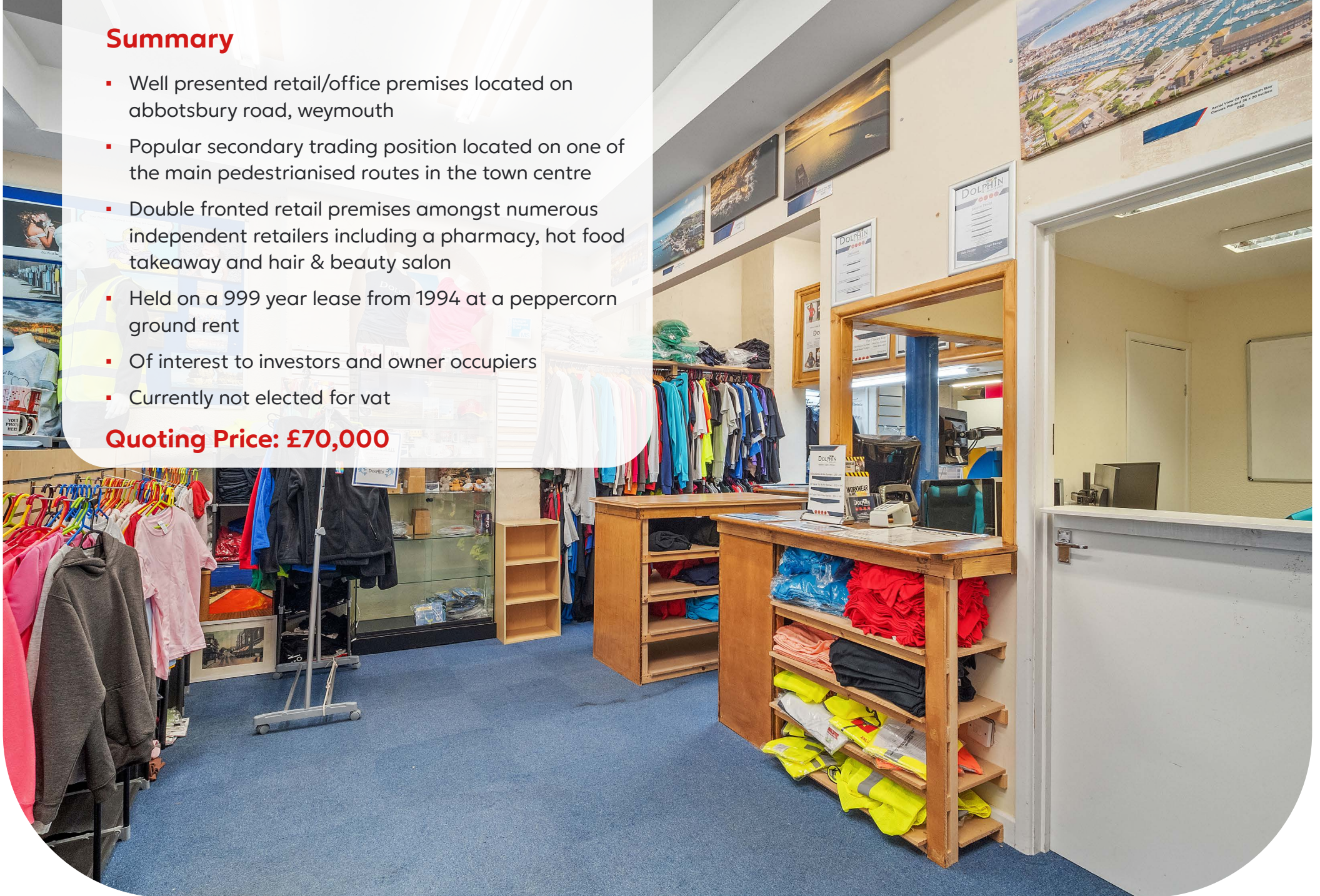
Lock Up Retail/Office  
Premises With One  
Allocated Car Parking  
Space

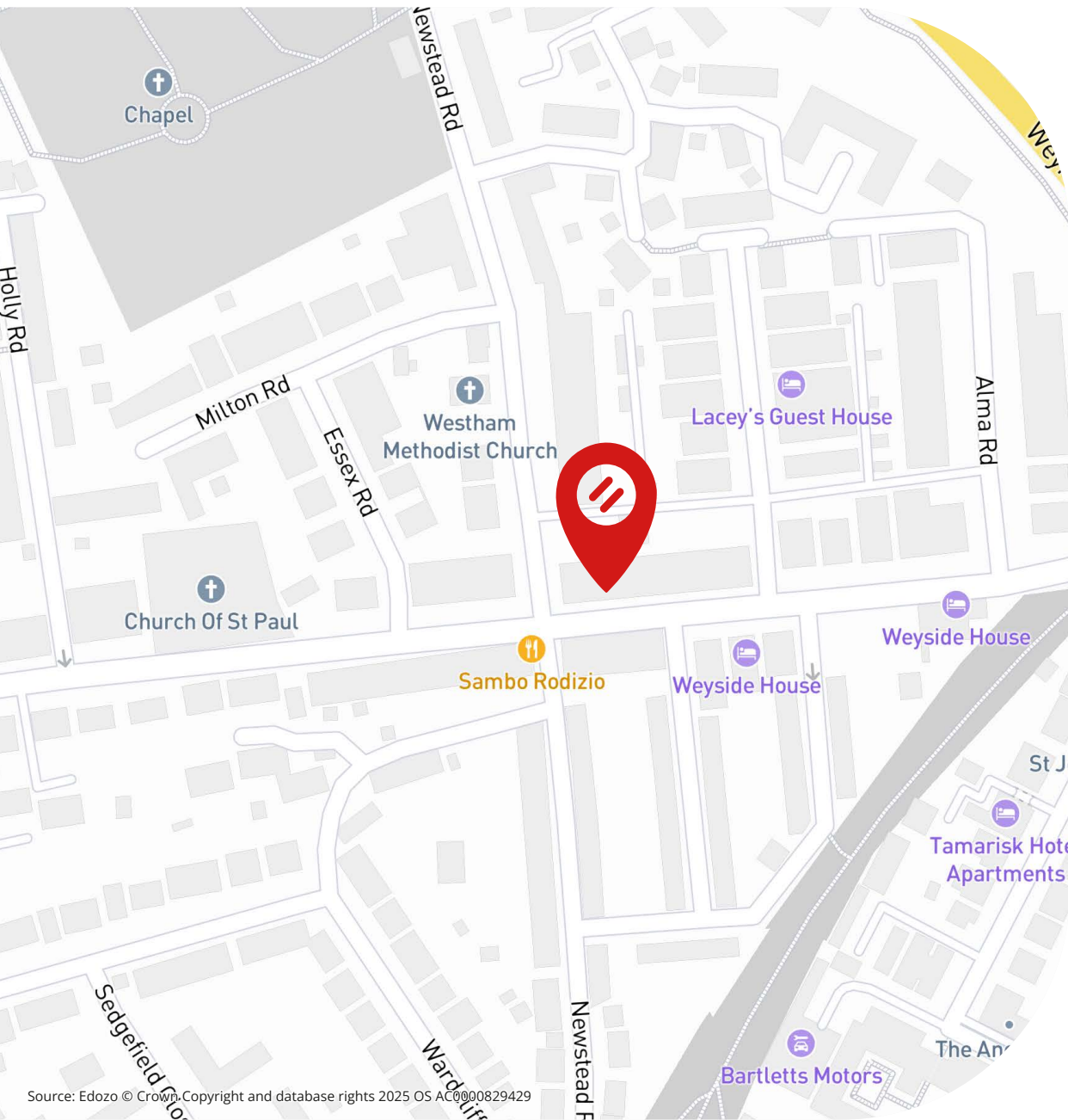
508 SQ FT // 47.17 SQ M

## Summary

- Well presented retail/office premises located on abbotsbury road, weymouth
- Popular secondary trading position located on one of the main pedestrianised routes in the town centre
- Double fronted retail premises amongst numerous independent retailers including a pharmacy, hot food takeaway and hair & beauty salon
- Held on a 999 year lease from 1994 at a peppercorn ground rent
- Of interest to investors and owner occupiers
- Currently not elected for vat

**Quoting Price: £70,000**





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## Location

- The property is prominently located on Abbotsbury Road, which is one of the main pedestrian and vehicular routes in Weymouth Town Centre
- The area is characterised by its mix of local independent retailers including a pharmacy, mobility shop, chinese takeaway, hair & beauty salon, off licence and convenience store

## Description

- A double fronted retail/office premises benefiting from a main sales area with a partitioned office, kitchenette and WC facilities
- Located above the office is a good size storage area
- The property benefits from fluorescent strip lighting, carpet, electric heating and water/sewage facilities



## Accommodation

	sq m	sq ft
Single WC	-	-
Internal Width	6.01	19'7"
Shop Depth	8.14	26'7"
One rear car parking space	-	-

**Total net internal area approx. 47.17 508**



## Tenure

999 year lease from 1994, Peppercorn ground rent.

## Price

£70,000

## Rateable Value

**£6,500 (1st April 2026)**

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

## EPC Rating

TBC

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



## Viewings

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



**Grant Cormack** 07776 217453  
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**Jake Walker** 07834 060918  
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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

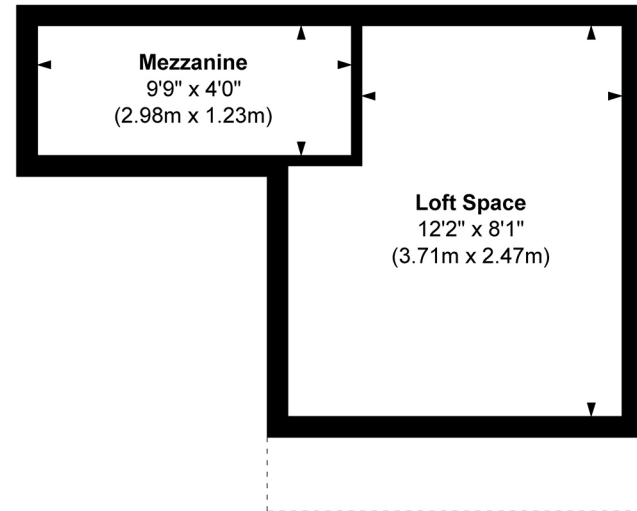
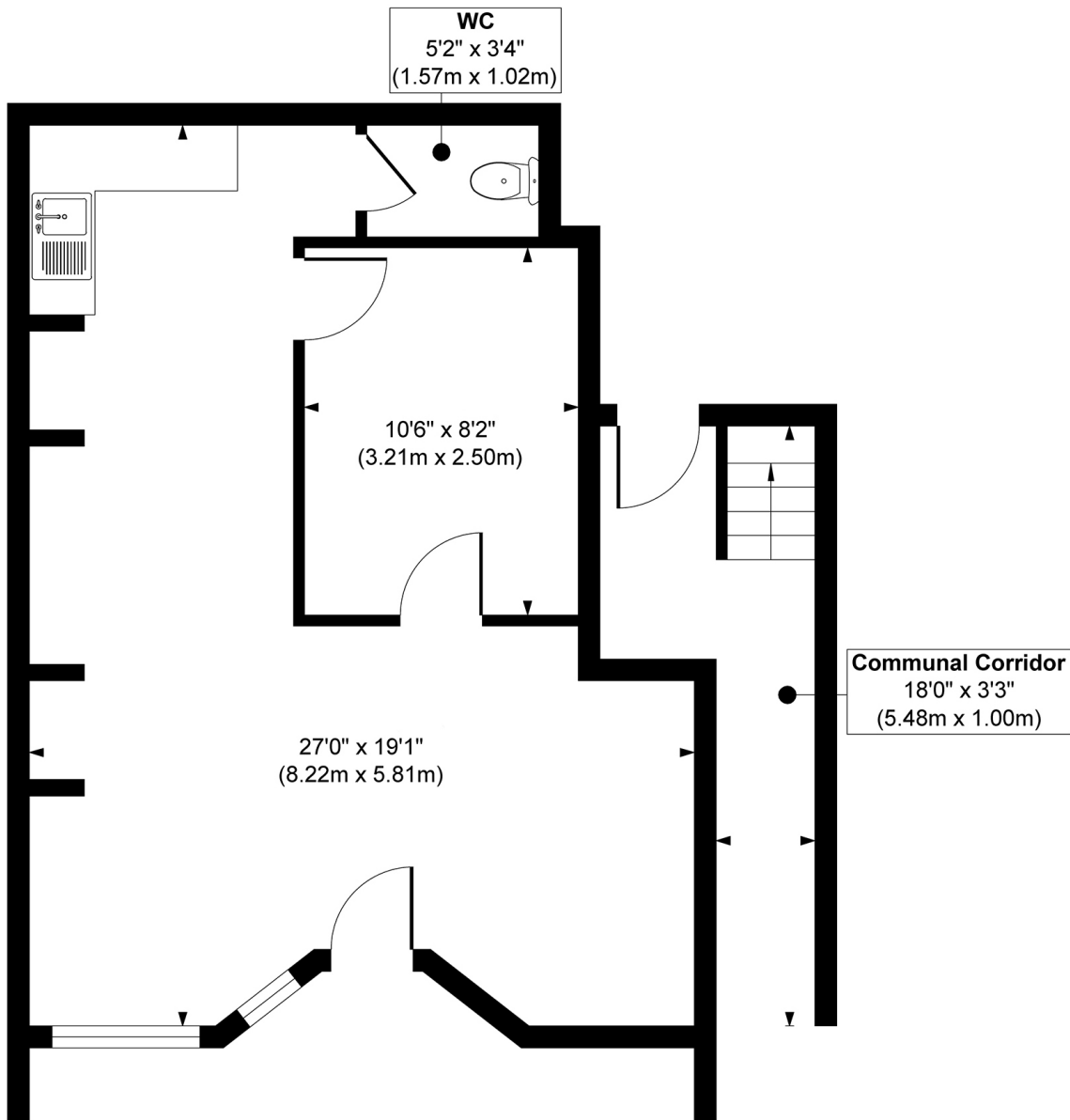
### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



**Mezzanine/Loft Space**  
Approximate Floor Area  
158 sq. ft  
(14.68 sq. m)

**Approximate Floor Area**  
551 sq. ft  
(51.23 sq. m)

**Approx. Gross Internal Floor Area 709 sq. ft / 65.91 sq. m**



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