

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	-	-

Total area approx.	47.17	508
Internal width Shop depth	6.01m 8.14m	19'7" 26'7"
One rear car parking space	-	-

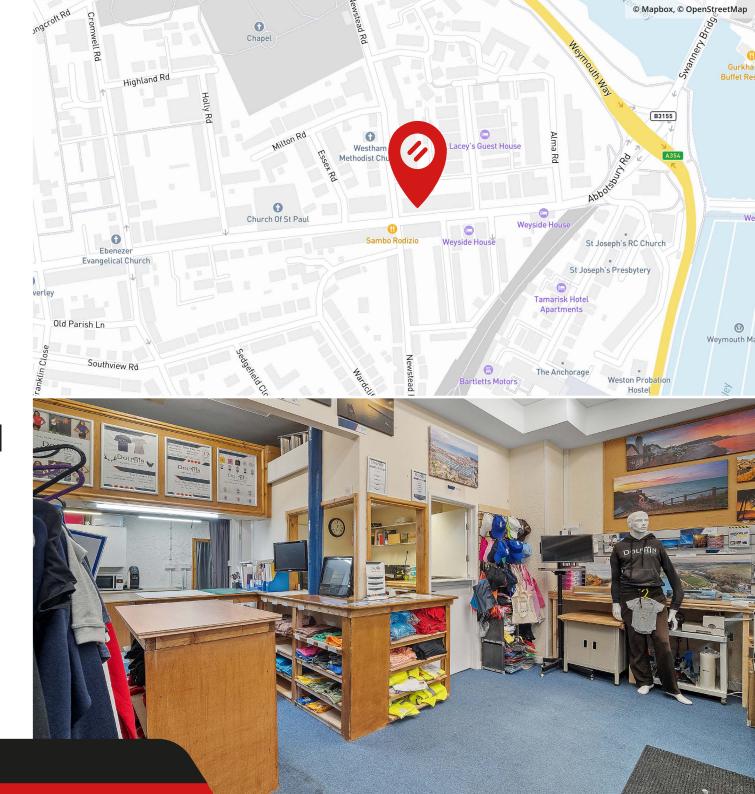
Tenure

999 year lease from 1994. Peppercorn ground rent.

38 ABBOTSBURY ROAD WEYMOUTH, DORSET DT4 0AE

Price

Offers in Excess of £82,500





Rateable Value

£5,900 (from 1.4.23)

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

EPC Rating

D - 84

Legal Costs

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

VAT

We have been informed by our client the premises are not currently elected for VAT.

Viewing

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



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Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

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.

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