



RETAIL

TO LET
Prime Town Centre
Retail/Educational
Opportunity
Approximately 100m
From Weymouth Beach
1,768 SQ FT // 164.35 SQ M

Summary

- Prime High Street retail/educational premises located in Weymouth Town Centre
- Approximately 100 metres from Weymouth beach front
- Large commercial property arranged over 4 floors
- Benefitting from frontage to both Coberg Place and St Mary Street
- National retailers in the vicinity include Marks & Spencers, Caffè Nero, Specsavers and Boots

Quoting Rent: £32,500 pax





Location

- Weymouth is a popular seaside town located on the south coast of Dorset, along the Jurassic coast
- The town centre is approximately 8 miles south of Dorchester and 30 miles west of Bournemouth
- The town centre is characterised by its mix of local independent retailers, restaurants, coffee shops, bars and financial/medical service providers
- The town also plays hosts to a number of national retailers including **Marks & Spencers, Caffe Nero, Specsavers, Boots, Costa Coffee** and **The Range**
- There are also a number of high street clearing banks located in the vicinity

Nearby Occupiers

MARKS & SPENCER

CAFFÈ NERO

Specsavers

COSTA

Boots

Description

- The property benefits from frontage to both Coburg Place and St Mary Street and comprises an open plan ground floor sales area with a single disabled WC.
- An internal staircase leads to the first floor which provides a kitchenette, single WC and 3 further offices.
- The second floor provides additional office space and ancillary storage and the third floor comprises a single store room.
- The property is well presented throughout and benefits from partial sea views from the first, second and third floors.



Accommodation

	sq m	sq ft
Ground Floor	70	753
First Floor	53.88	580
Second Floor	30.05	323
Third Floor	10.42	112

Total net internal area approx. 164.35 1,768



Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£32,500 per annum**, exclusive of all other outgoings.

Rateable Value

£22,500 (1st April 2026)

Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

EPC Rating

C - 72

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.



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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.



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