

LEASE FOR ASSIGNMENT

RETAIL PREMISES IN DENSELY POPULATED RESIDENTIAL AREA

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



RETAIL

goadsby

426 CHICKERELL ROAD
WEYMOUTH, DORSET DT4 9TP

SUMMARY >

- PROMINENT RETAIL PREMISES LOCATED IN DENSELY POPULATED RESIDENTIAL AREA
- LARGELY OPEN PLAN TRADING AREA WHICH WOULD SUIT A VARIETY OF USES (S.T.P.P.)
- AVAILABLE BY WAY OF A LEASE ASSIGNMENT EXPIRING MAY 2034

CURRENT RENT PASSING: £20,677 PER ANNUM EXCL.



REF:
s198087

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Location

The property is prominently located on Chickerell Road at its junction with Chelwood Gate. The property is located within a densely populated residential area. Nearby occupiers include **STARBUCKS**, **BURGER KING**, **GREGGS** and **ALDI SUPERMARKET**.

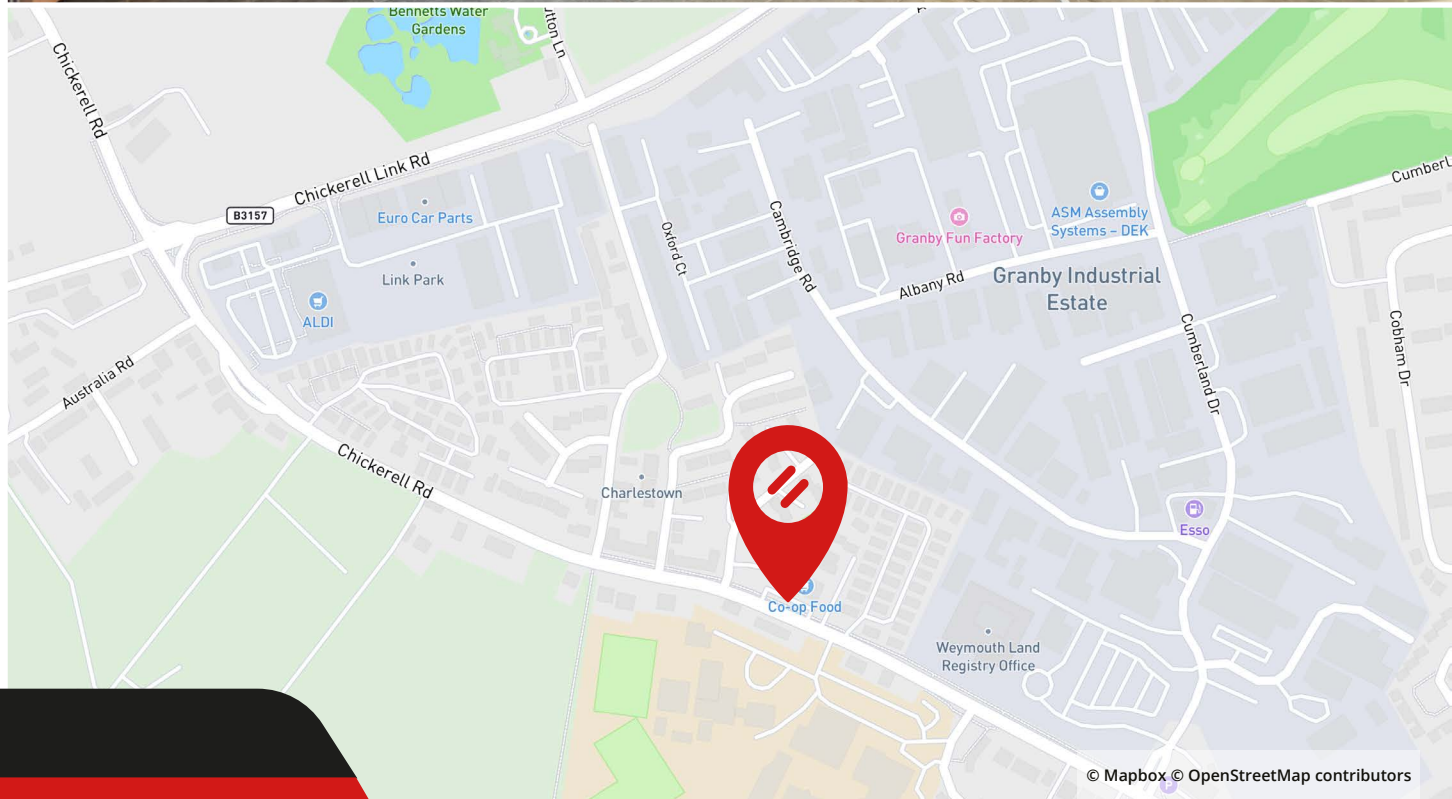
Description

The property, with prominent return frontage, comprising a main open plan sales area with ancillary storage facilities to the rear together with an office and staff WC. There is a side fire exit door which leads to a small courtyard providing further ancillary storage by way of a lean-to.

Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

	sq m	sq ft
Retail Sales Area	89	963
Ancillary Storage/Staff Facilities	52	563
Total Gross Internal Area	142	1,527



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Terms

The premises are available to let by way of an assignment of the current leasehold interest, which expires in May 2034. The current rent passing is **£20,677 per annum, exclusive** and the lease provides for RPI linked rent reviews upon every 5th anniversary of the term. The lease is contracted inside the Landlord & Tenant Act 1954.

Rateable Value

£13,250 (from 1.4.26) Rates payable at 38.2p in the £ (year commencing 1st April 2026)

EPC Rating

B - 49

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.

Legal Costs

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

Viewing

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](#).

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.

REFERENCES

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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