

RETAIL



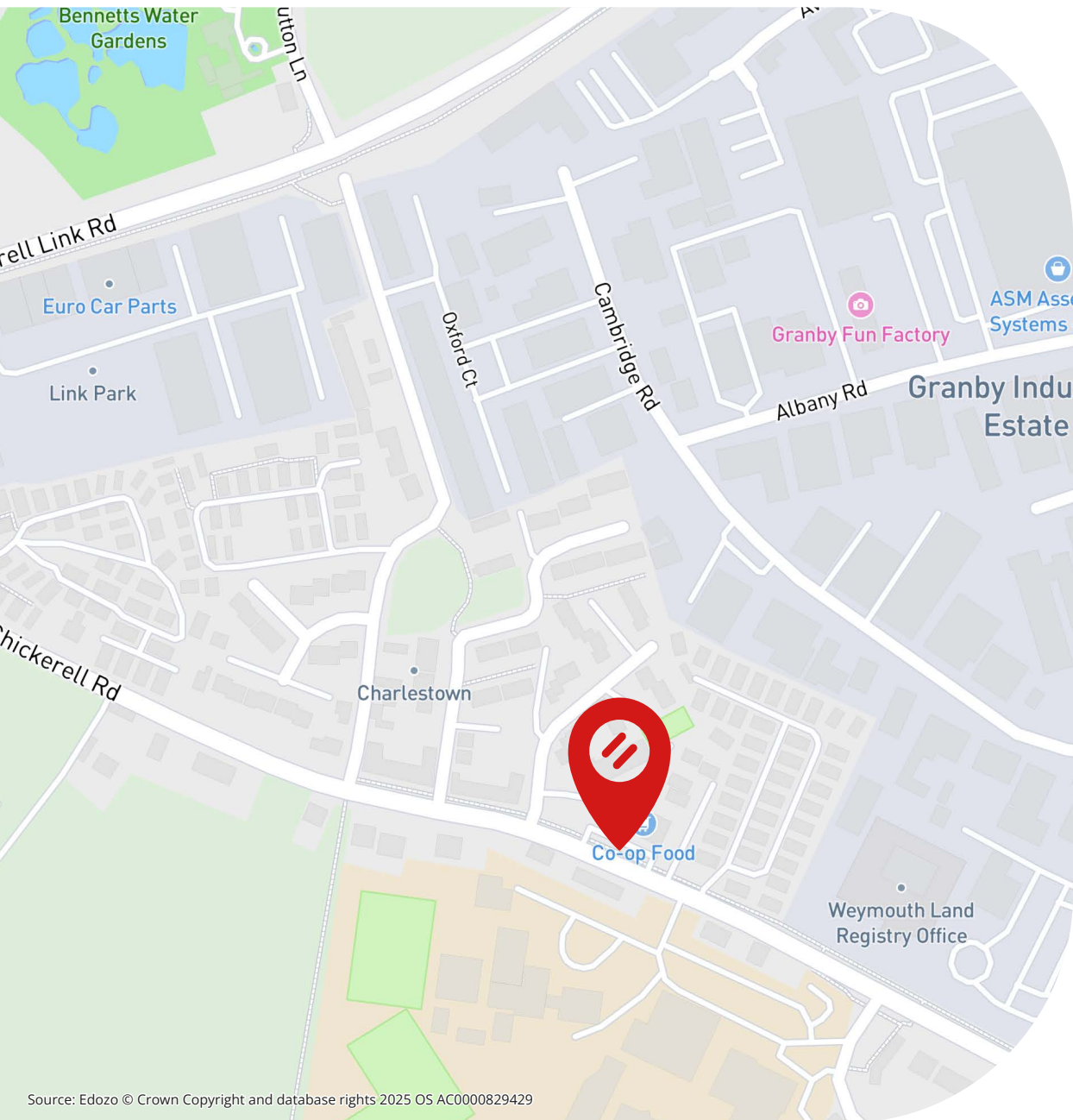
**LEASE FOR ASSIGNMENT**  
Retail Premises In  
Densely Populated  
Residential Area  
1,527 SQ FT // 142 SQ M

## 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

**Quoting Rent: £20,677 pax**





## Location

- The property is prominently located upon 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**.

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## 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

	sq m	sq ft
Retail sales area	89	963
Ancillary storage/staff facilities	52	563

**Total net internal area approx. 142 1,527**



## 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 **£20,677 per annum**, exclusive of all other outgoings. 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 (1st April 2026)

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

## EPC Rating

B - 49

## 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.



ref: s24015

## Viewings

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



**Grant Cormack** 07776 217453  
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**Edd Watts** 07968 299408  
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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.

 426 Chickerell Road, Weymouth, Dorset, DT4 9TP



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## Offices in Dorset and Hampshire.

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