

FOR SALE

LOCK UP RETAIL/OFFICE PREMISES WITH ONE ALLOCATED CAR PARKING SPACE

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



RETAIL

goadsby

38 ABBOTSBURY ROAD
WEYMOUTH, DORSET, DT4 0AE

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: OFFERS IN EXCESS OF £77,500



REF:
s195928

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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

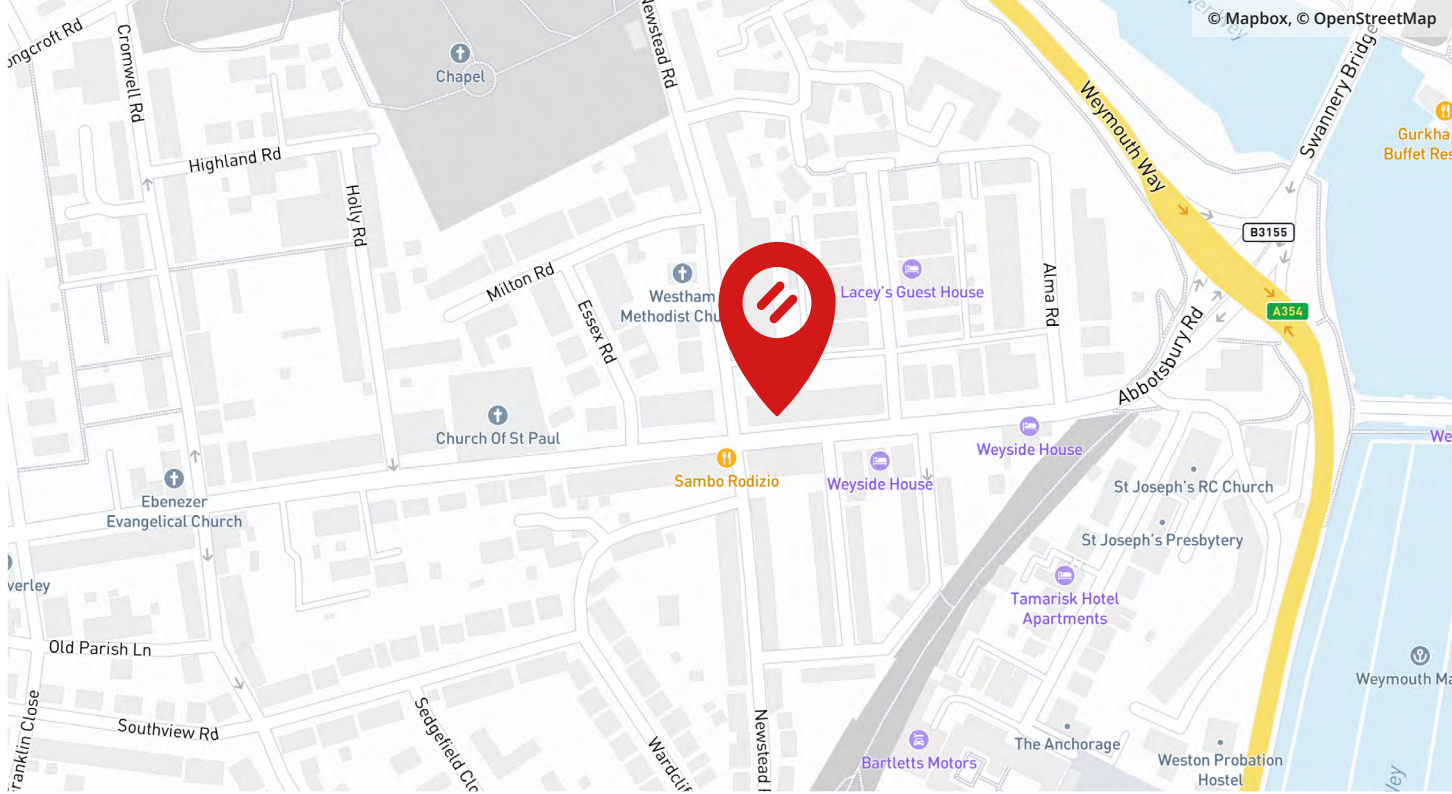
Single WC	-	-
Total area approx.	47.17	508
Internal width	6.01m	19'7"
Shop depth	8.14m	26'7"
One rear car parking space	-	-

Tenure

999 year lease from 1994. Peppercorn ground rent.

Price

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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

tbc

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.

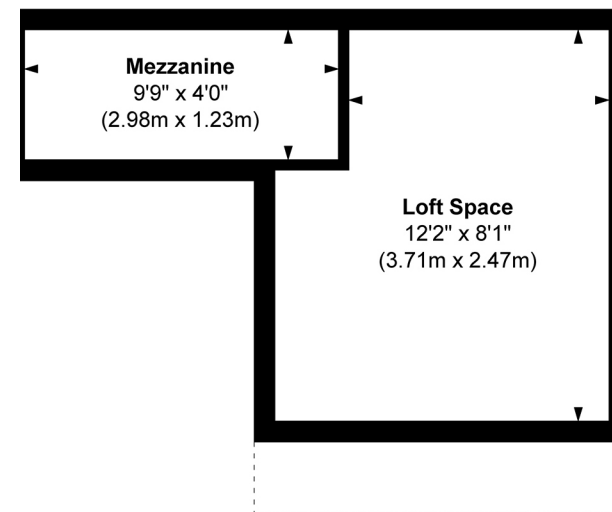
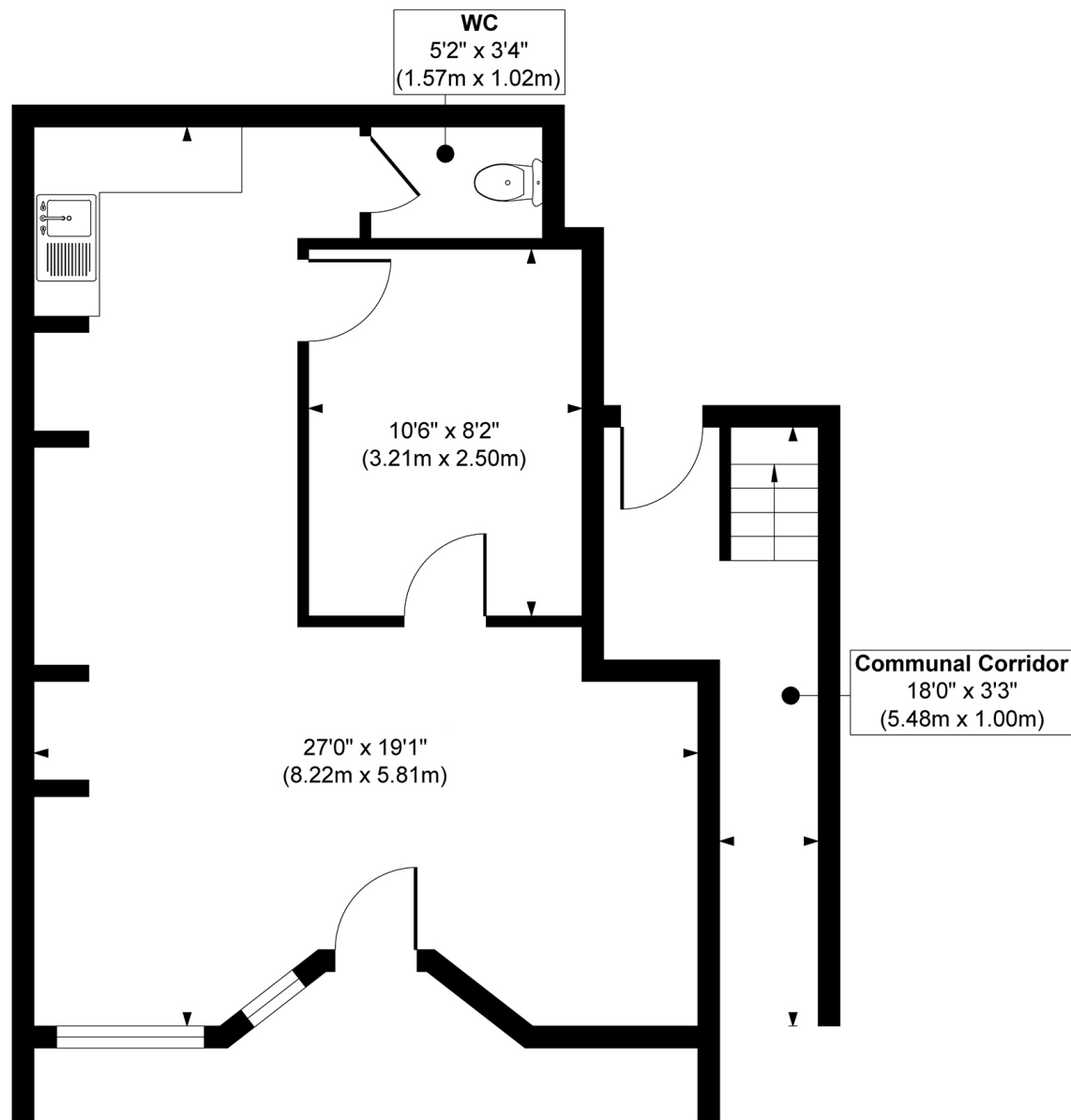


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Mezzanine/Loft Space
Approximate Floor Area
158 sq. ft
(14.68 sq. m)

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

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

Whilst every attempt has been made to ensure the accuracy of this floor plan
All measurements are approximate and for display purposes only.
Produced By Dolphin Media



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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