



For Sale Of Interest To Owner Occupiers, Investors And Developers (S.T.P.P.)

Prime Town Centre Retail Opportunity Approximately 100 Metres From Weymouth Beach

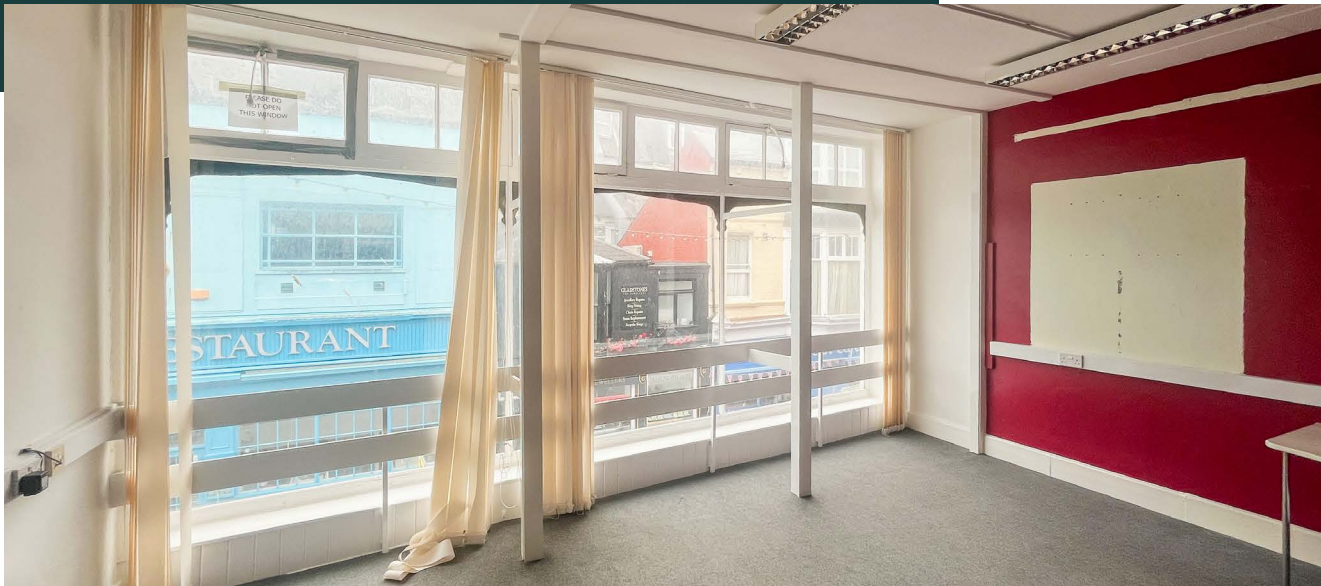
106 ST MARY STREET, WEYMOUTH, DORSET DT4 8NY

Summary

- Prime High Street retail premises for sale
- 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
- Offers with vacant possession and of interest to owner occupiers, investors and developments (s.t.p.p.)
- National retailers in the vicinity include Marks & Spencers, Caffè Nero, Specsavers and Boots



Coburg Place Entrance



Price:

£250,000 + VAT

Tenure:

Freehold



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, Caffè Nero, Specsavers, Boots, Costa Coffee and The Range
- There are also a number of high street clearing banks located in the vicinity



Weymouth Occupiers



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Description

This large commercial property is mid-terrace and arranged over 4 floors with a part flat roof and a part pitched tiled roof. 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

The accommodation with approximate areas are arranged as follows:

Retail Unit

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

Total Net Internal Area approx. 1,768 sq ft 164.35 sq m

Tenure

The property is held freehold and offered with vacant possession.

Price

£250,000 + VAT

VAT

We have been advised by our client the premises are currently elected for VAT.

EPC Rating

C - 72

Legal Costs

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

Rateable Value

£22,500 (rates payable at 49.9p in the £)



Viewings

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



Grant Cormack

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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/tenant once a sale/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/tenant 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.