



TO LET
Prominent Corner Class
E Units With Planning
Consent For Sui
Generis - Takeaway
1,165 SQ FT // 2,060 SQ FT //
3,225 SQ FT

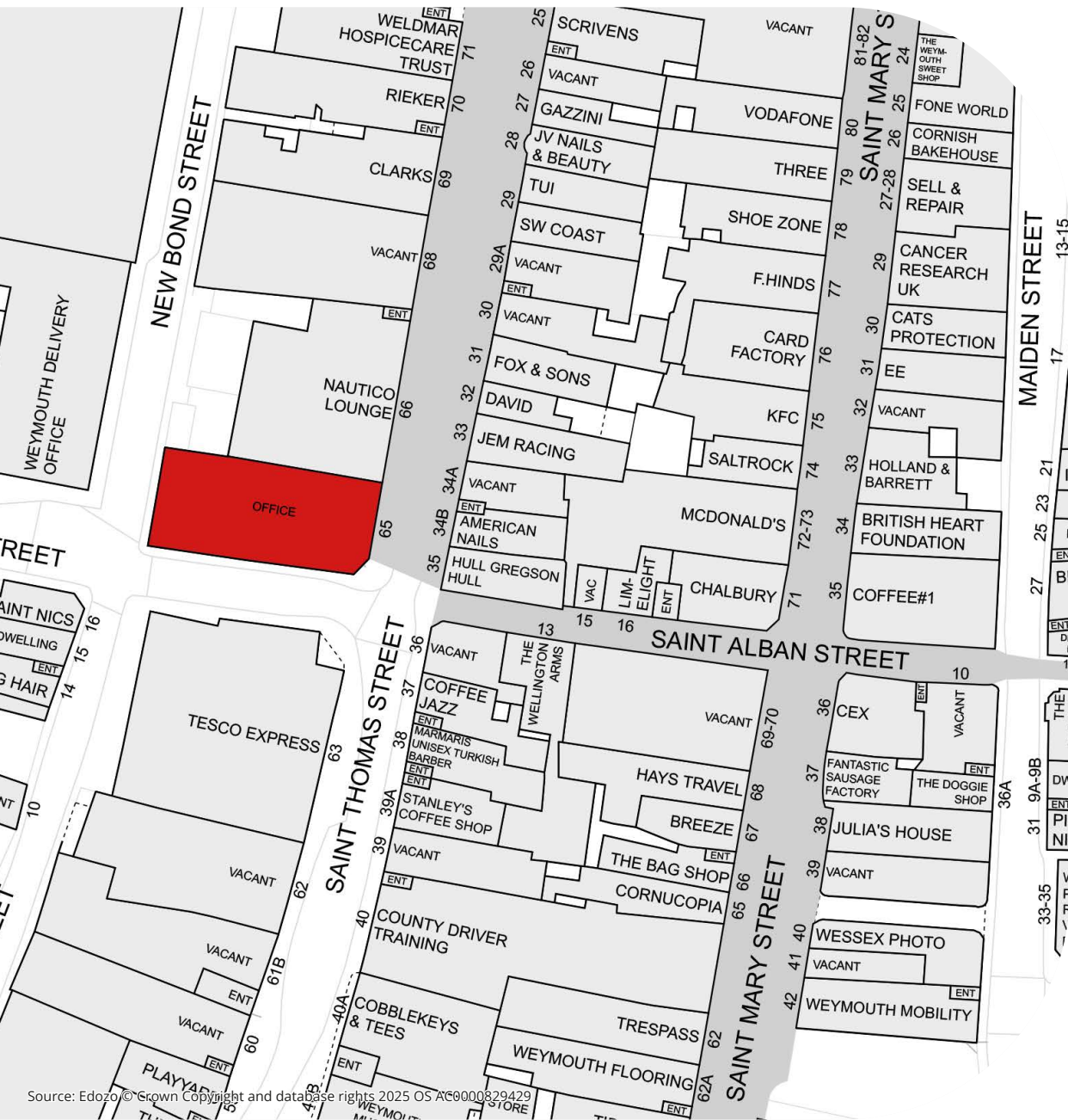
Summary

- Excellent town centre location near Prezzo, Tesco and Loungers
- Available as a whole or split
- A variety of uses considered (s.T.P.P.)
- Planning consent granted for a change of use from class e to Sui Generis

Unit 1: £40,000 pax.

Unit 2: £25,000 pax.





Location

- The proposed units occupy an excellent location in the centre of Weymouth at the junction with St Alban Street near to Prezzo, Tesco, JD, Wetherspoon and Loungers.

Nearby Occupiers



Ladbrokes

wetherspoon



NatWest

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Description

- The premises, formally the Post Office has been refurbished and extended to provide two Class E units finished to a shell specification, having the following approximately floor areas:

Accommodation

	sq m	sq ft
Unit 1	191.5	2,060
External rear terrace	45	484
Unit 2	108.3	1,165

Total net internal area approx. 344.8 3,709



Terms

Unit 1	£40,000 per annum exclusive
Unit 2	£25,000 per annum exclusive
Units 1 & 2	£65,000 per annum exclusive

Tenure

Leasehold.

Rateable Value

To be reassessed.

EPC Rating

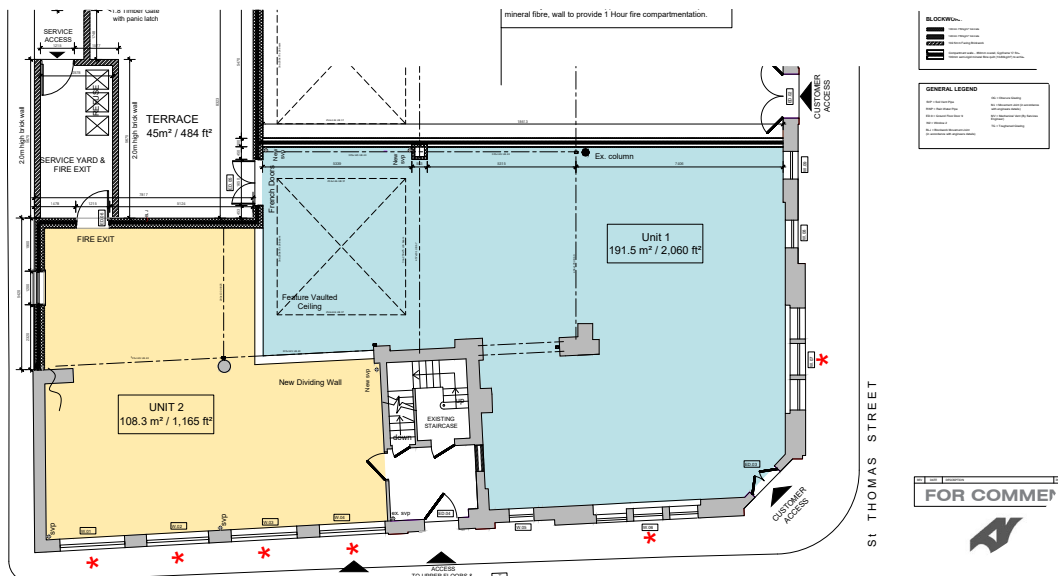
E - 109

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: s16257

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.

67 St Thomas Street, Weymouth, Dorset, DT4 BHA



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goadsby.com