

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

RETAIL

goadsby

67 ST THOMAS STREET
WEYMOUTH, DORSET, DT4 8HA



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** PER ANNUM EXCL.

UNIT 2: **£25,000** PER ANNUM EXCL.



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.

PREZZO

Boots

Ladbrokes

wetherspoon

TESCO

Santander

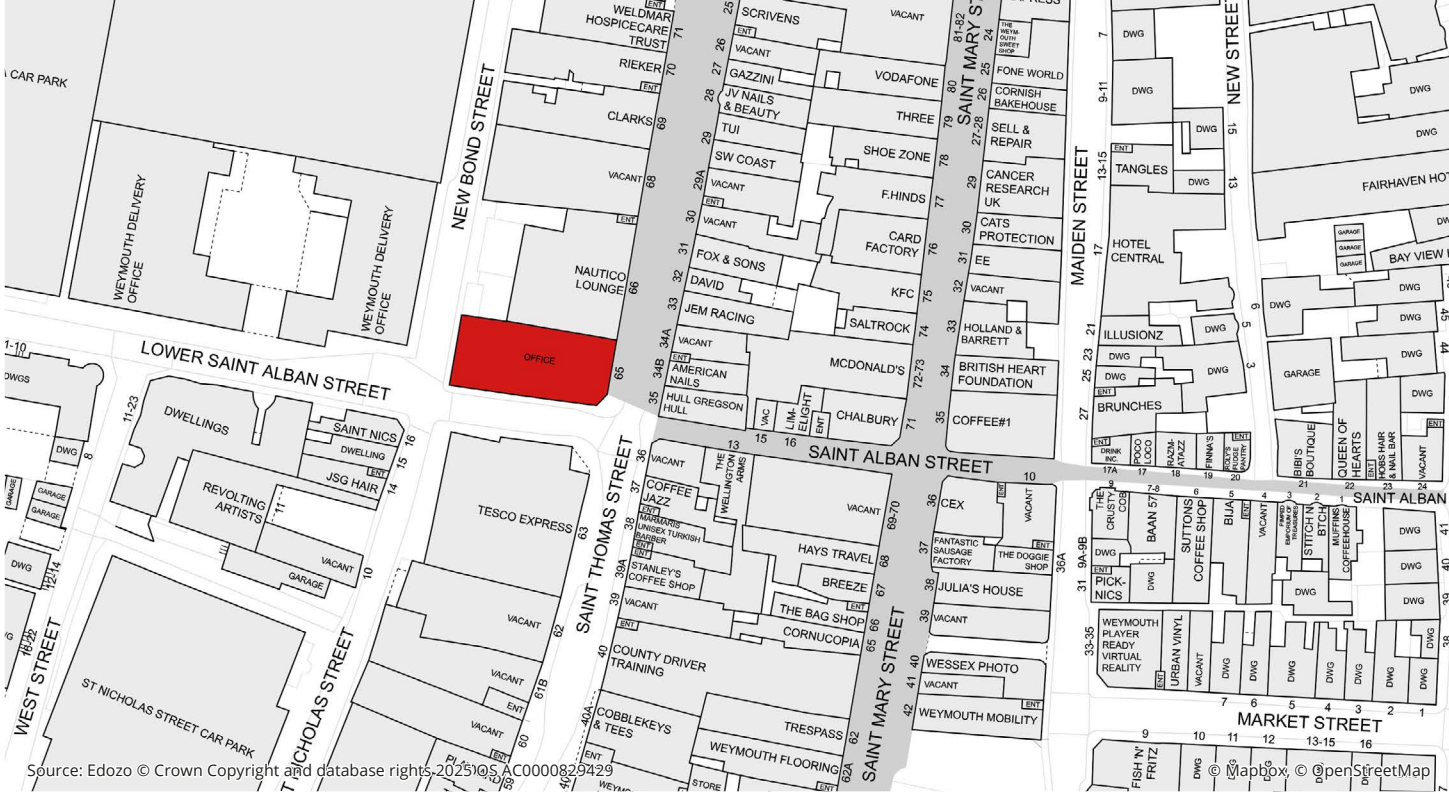
Iceland

NatWest

Description

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

	sq m	sq ft
Unit 1	191.5	2,060
External rear terrace	45	484
Unit 2	108.3	1,165
Total	344.8	3,709





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s16257

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Tenure

Leasehold.

Terms

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

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.

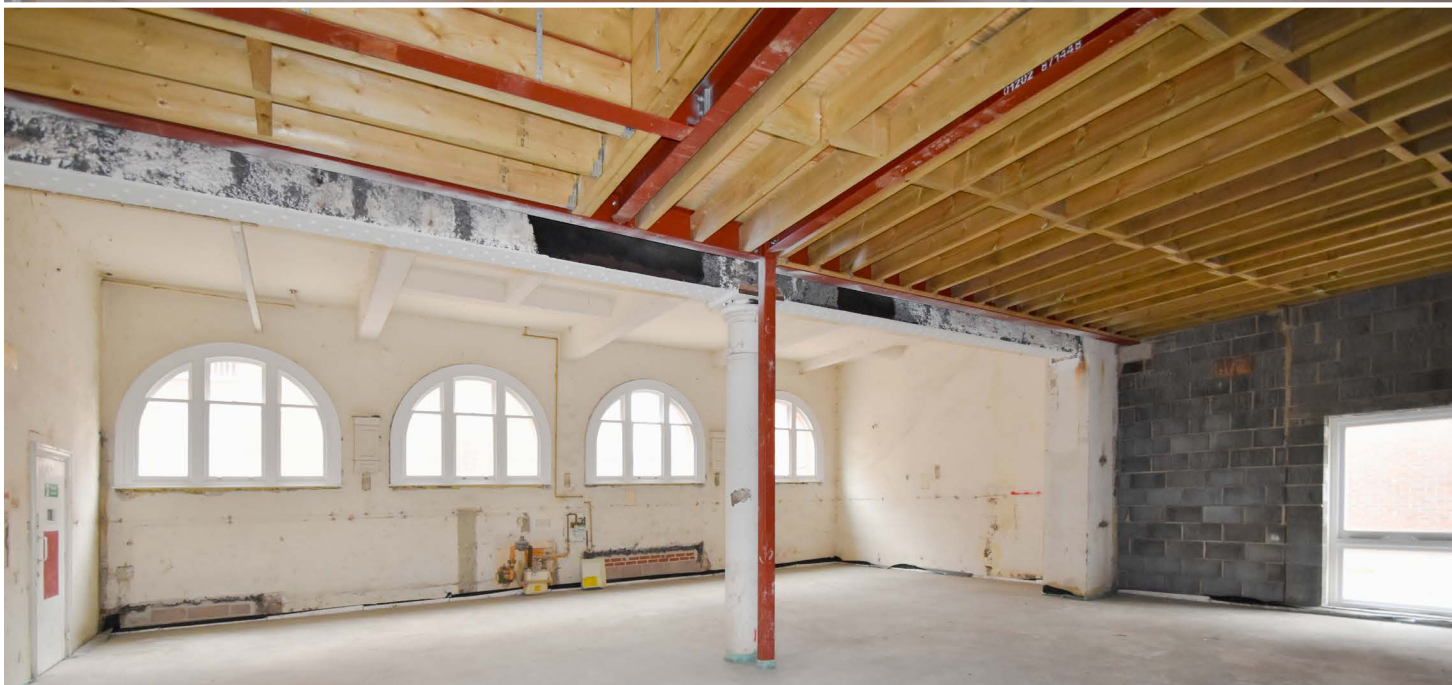
Viewing

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



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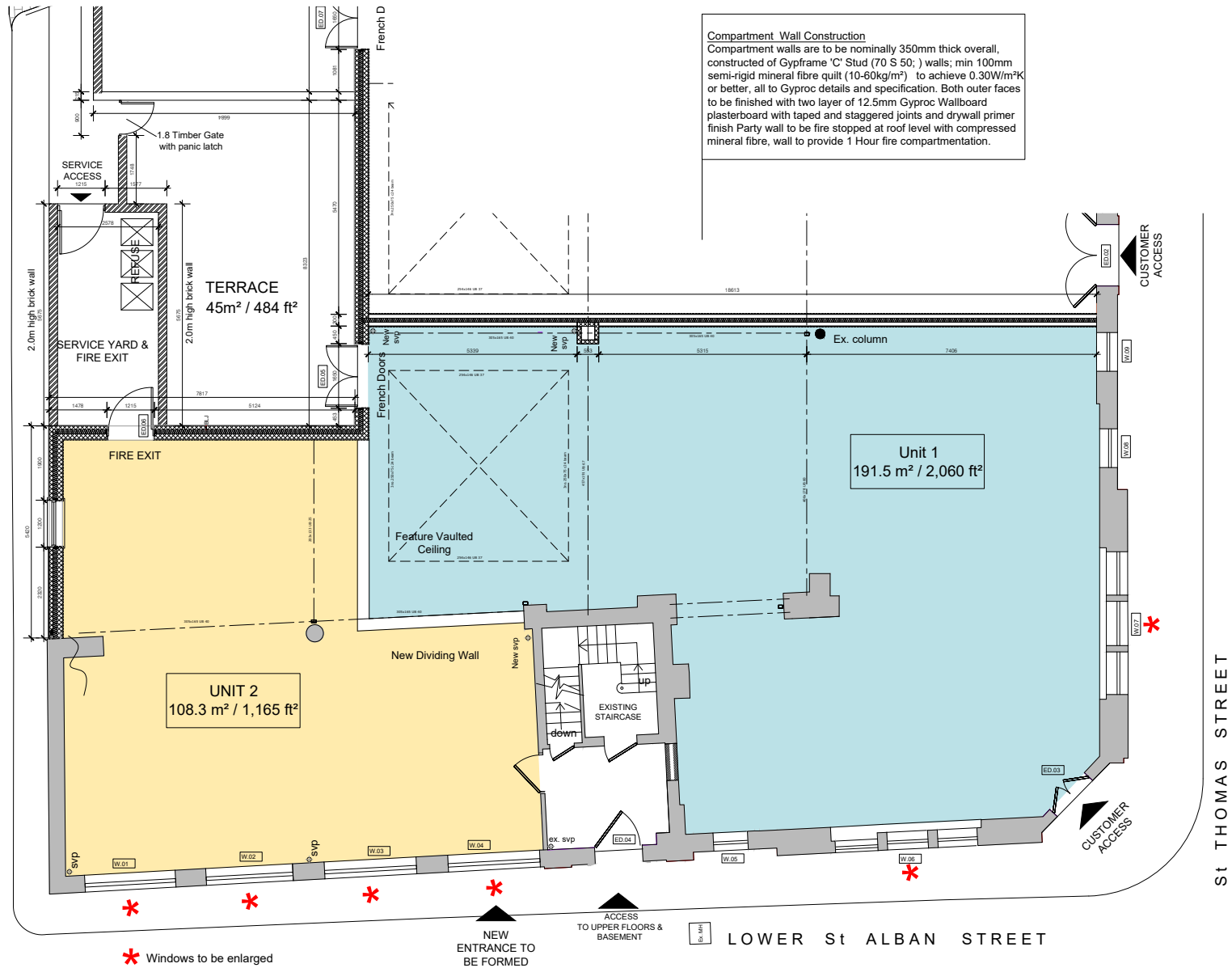


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St NIC

St NICHOLAS STREET



Not to scale

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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.

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.

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