



for sale

Substantial Former
Shopping Centre

The Colwell Shopping
Centre

School Street
Weymouth, **DT4 8NJ**

Freehold - Totalling
19,152 sq ft (1,780 sq m)





summary

- » A unique opportunity to acquire a substantial commercial property in the heart of Weymouth town centre
- » Previously trading as Colwell Shopping Centre the premises is arranged over ground floor and first floor and totals 19,152 sq ft (1,780 sq m)
- » Of interest to owner occupiers, developers and investors
- » Could suit owner occupiers such as retail, leisure, medical/healthcare, educational and offices (S.T.P.P)
- » Offering development potential on a residential and leisure basis (S.T.P.P) – previous planning consent obtained for a 70-bed hotel under application no. [P/OUT/2022/06846](#)
- » Freehold
- » **Unconditional Offers Invited in Excess of £700,000**





location

- » The premises occupies a strong trading position on School Street which is located in the heart of the town centre approximately 250 m from Weymouth beach
- » Nearby occupiers in the vicinity include **LOUNGES, CINEWORLD, TESCO EXPRESS, CAFFÈ NERO** and **COSTA COFFEE**.

nearby:

wetherspoon LOUNGERS



Source: edozo





description

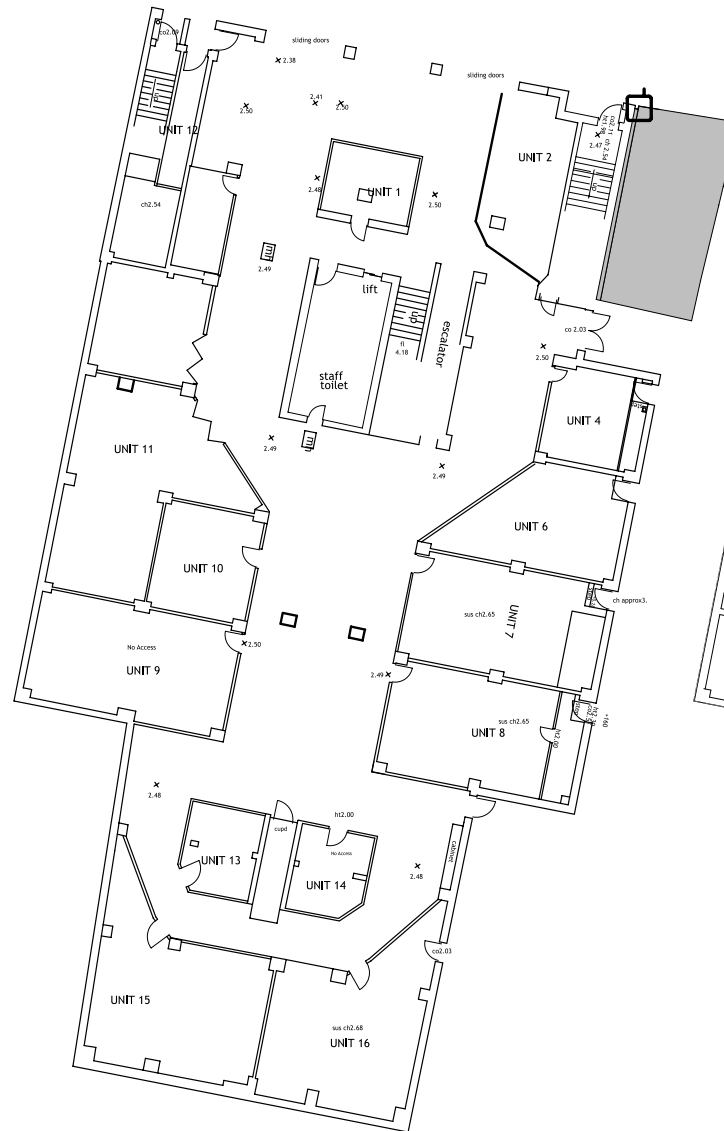
This former shopping centre is arranged over ground and first floors, previously set out as a number of kiosk retail units

In total there were 60-retail units together with communal/circulation space and the total approximate floor areas are arranged as follows:

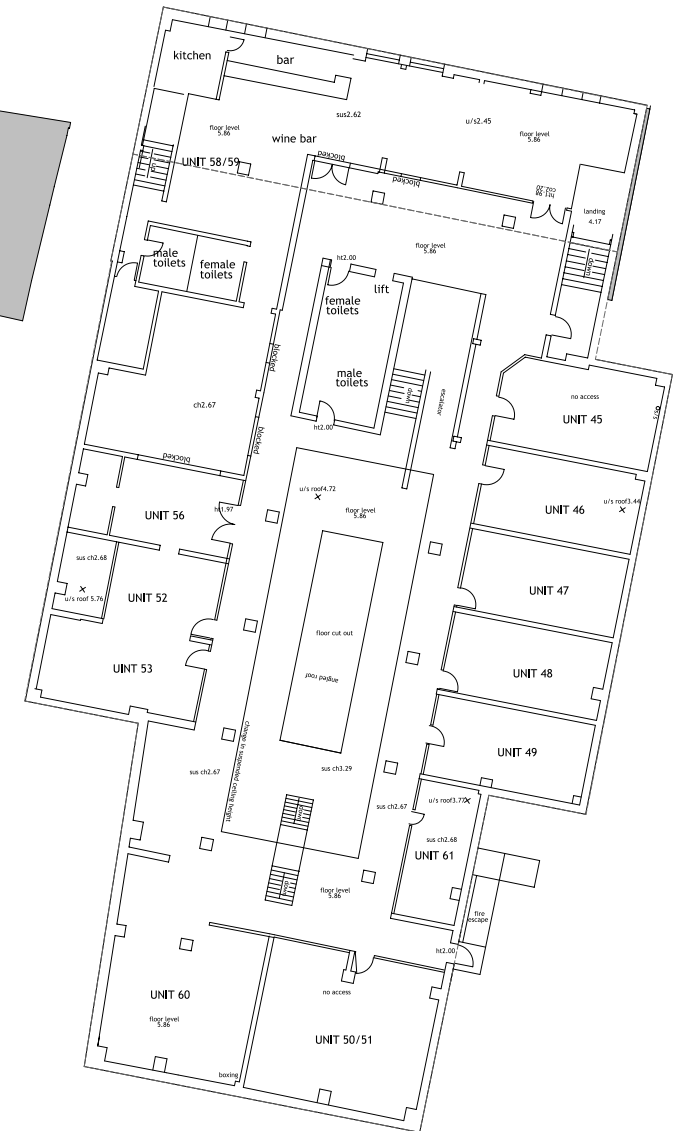
	sqm	sqft
Ground floor	900	9,682
First floor	880	9,470

Total Net Internal Area approx. 1,780 19,152

Ground Floor



First Floor



Plans not to scale - illustration only





tenure

Freehold.

price

Offers invited in excess of **£700,000**

epc

C - 66

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.

rateable value

Various retail units within the shopping centre have individual rateable values

viewing

Strictly by prior appointment through the agents, Goadsy, 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.

