



To let

8a & 8b St Mary Street, Weymouth, Dorset, DT4 8PB

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Prime retail pitch adjacent to Marks & Spencer

Suitable for A3 use (subject to planning)

Ground floor sales with first floor staff room, kitchen and w/c facilities

Ground floor sales: 1,798 sq ft / 167 sq m

New lease available

Rent: £35,000 per annum

May split to provide two separate shops

strattoncrebercommercial.co.uk

Location

Weymouth is located on the south coast of England, in the county of Dorset and is 217 km (135 miles) south-west of London, 49km (30 miles) south west of Poole and 13 km (8 miles) south of Dorchester.

The town benefits from good road communications and is served by the A354 which connects directly with the A35 some 11 km (7 miles) to the north. The A354 road bridge connects Weymouth to Portland and the B3157 runs west from Weymouth to Bridport to the south where it connects with the A35. The town is also connected to the national railway network with a fastest journey time to London Waterloo of 2 hours 40 minutes. Bournemouth Airport is 61 km (38 miles) to the north-east, serving 600,00 passengers and 25 destinations each year.

Weymouth is a historic and popular tourist resort attracting a large number of visitors each year. The town is a gateway situated halfway along the Jurassic Coast, a World Heritage Site on the Dorset and East Devon coast. The town benefits from numerous attractions including the picturesque Weymouth Harbour, home to pleasure boats and private yachts and nearby Portland Harbour, home to the 2012 Olympic Games sailing events. Weymouth Beach has announced as the number one beach in the UK in the TripAdvisor Travellers' Choice Awards for 2017 and is also ranked the ninth best beach in Europe.

The population of Weymouth is boosted significantly during the summer months.

Situation

Retailing in Weymouth is primarily arranged along the pedestrianised St Mary Street and St Thomas Street which are home to numerous national occupiers plus a number of local retailers, cafes and bars.

The subject property occupies a prime retailing pitch on St Mary Street, immediately adjacent to Marks & Spencer. Other surrounding occupiers include WHSmith, Boots, O2, Dorothy Perkins, Mountain Warehouse, Costa, Bonmarche, Nationwide and Lloyds Bank

The New Bond Street shopping centre is anchored by Debenhams, TK Maxx and Cineworld with other retailers including New Look, Superdrug, JD Sports and The Body Shop.

Description

The property comprises well configured ground floor retail space with staff and wc accommodation on the first floor.

Accommodation

| Description | Sq ft | Sq m |
|---|--------------|------------|
| Ground floor sales | 1,798 | 167 |
| First floor staff room/office and separate male and female w/c facilities | - | - |
| TOTAL: | 1,798 | 167 |

Lease Terms

The unit is available by way of a new lease on a contributory full repairing and insuring basis for a term to be agreed.

Rent

£35,000 per annum.

VAT

VAT is chargeable to rent.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D/97

Business Rates

The Business Rates are to be reassessed.

Legal Costs

Both parties to bear their own legal fees.

Viewing & Further information

Strictly by appointment through the sole agents:

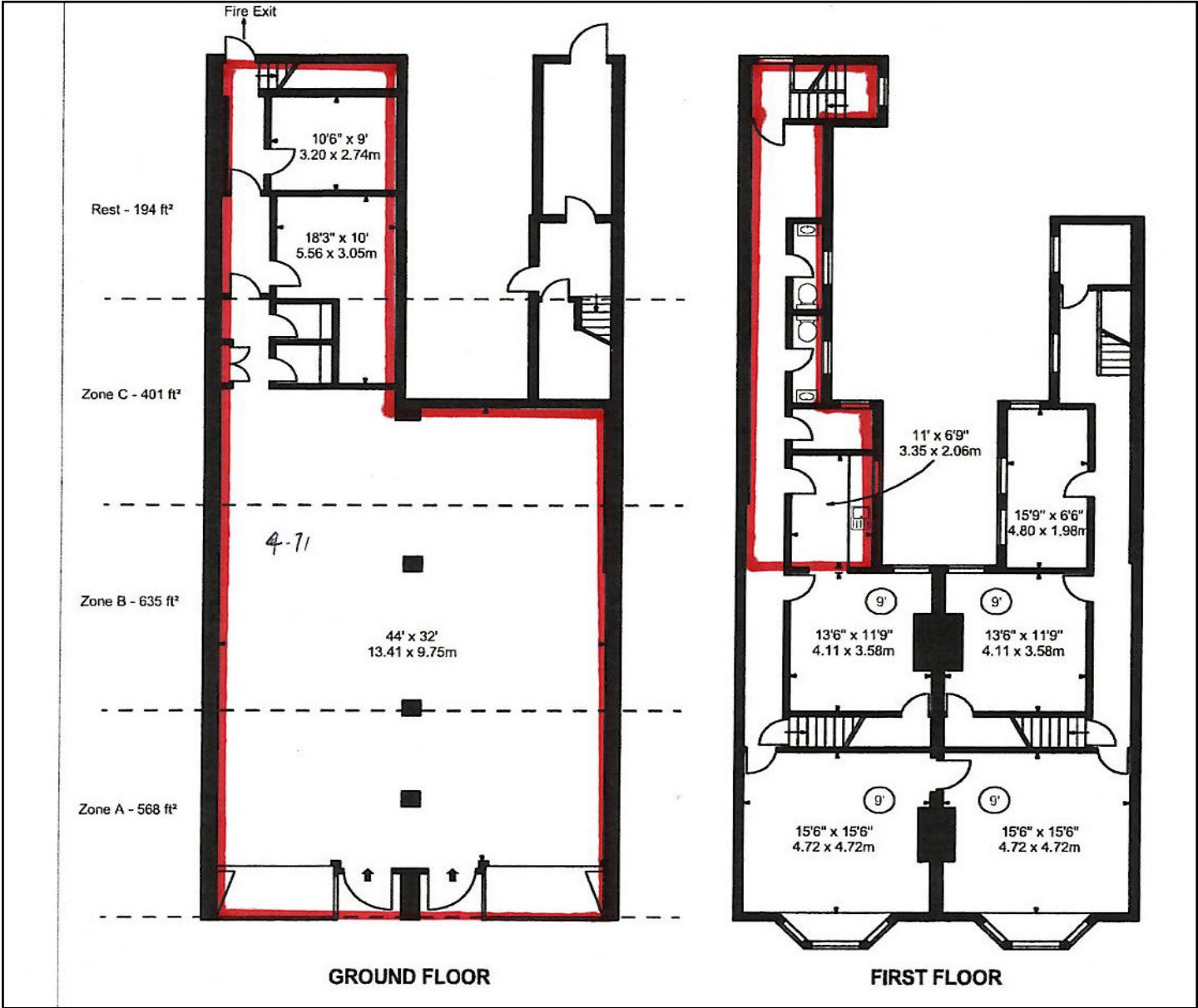
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

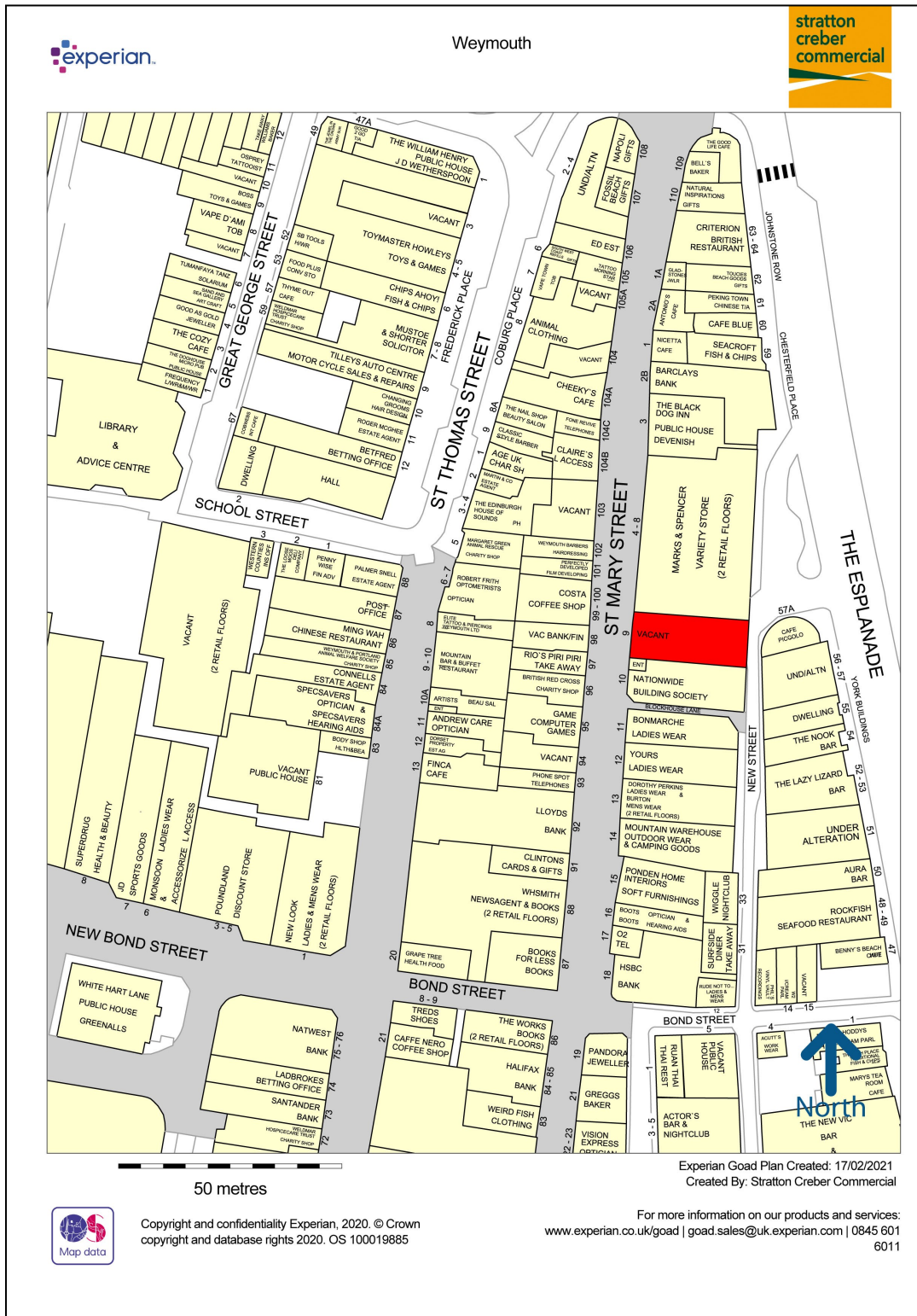
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OR

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