



To let

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

Viewing by prior appointment
with Damian Cook MRICS or
Simon Greenslade BSc MRICS

(01392) 202203

damian@sccexeter.co.uk

simon@sccexeter.co.uk

Prime retail pitch adjacent to Marks & Spencer

Suitable for A3 use (subject to planning)

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

First, second and third floor ancillary accommodation:

2,686 sq ft / 250 sq m

New lease available

Rent: £50,000 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, Clintons, Bonmarche, Nationwide and Lloyds Bank

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

Description

The property, arranged over ground and three upper floors, comprises a well-configured double-fronted retail unit on ground floor with ancillary storage, staff facilities and offices on the first, second and third floors. The property benefits from a rear entrance accessed via New Street.

The property is not listed and is within the Weymouth Town Centre Conservation Area.

Accommodation

See attached Schedule.

Lease Terms

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

Rent

£50,000 per annum.

NOTE: Consideration will be given to the division of the double fronted shop in order to provide two retail units. Further information is available from the agents.

Energy Performance Certificate (EPC)

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

Business Rates

Rateable value: £59,500
Rates payable 2019/20: £29,988

VAT

VAT is chargeable to the rent.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the joint sole agents:

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

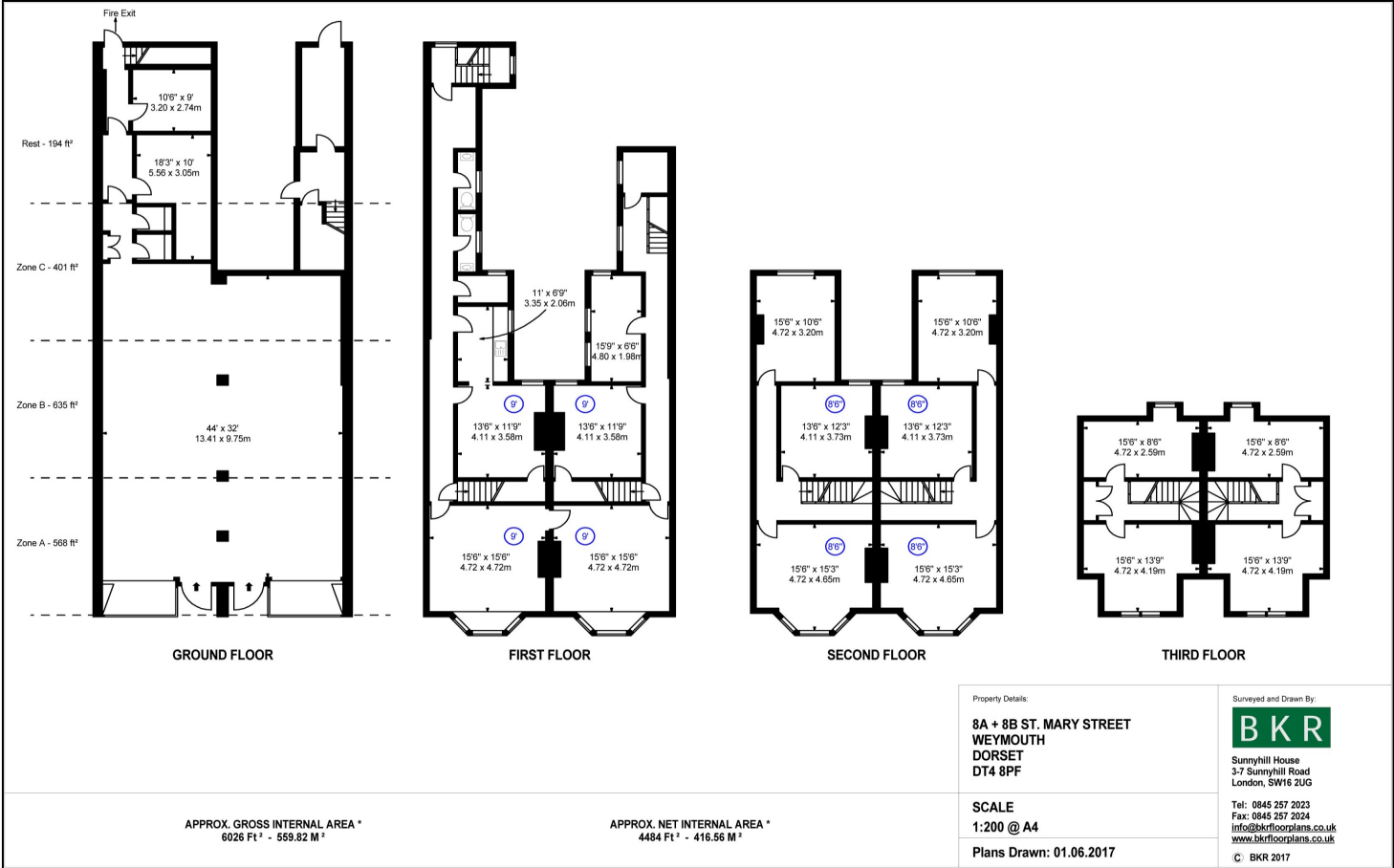
Contact: Damian Cook MRICS
Simon Greenslade BSc MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk
simon@sccexeter.co.uk

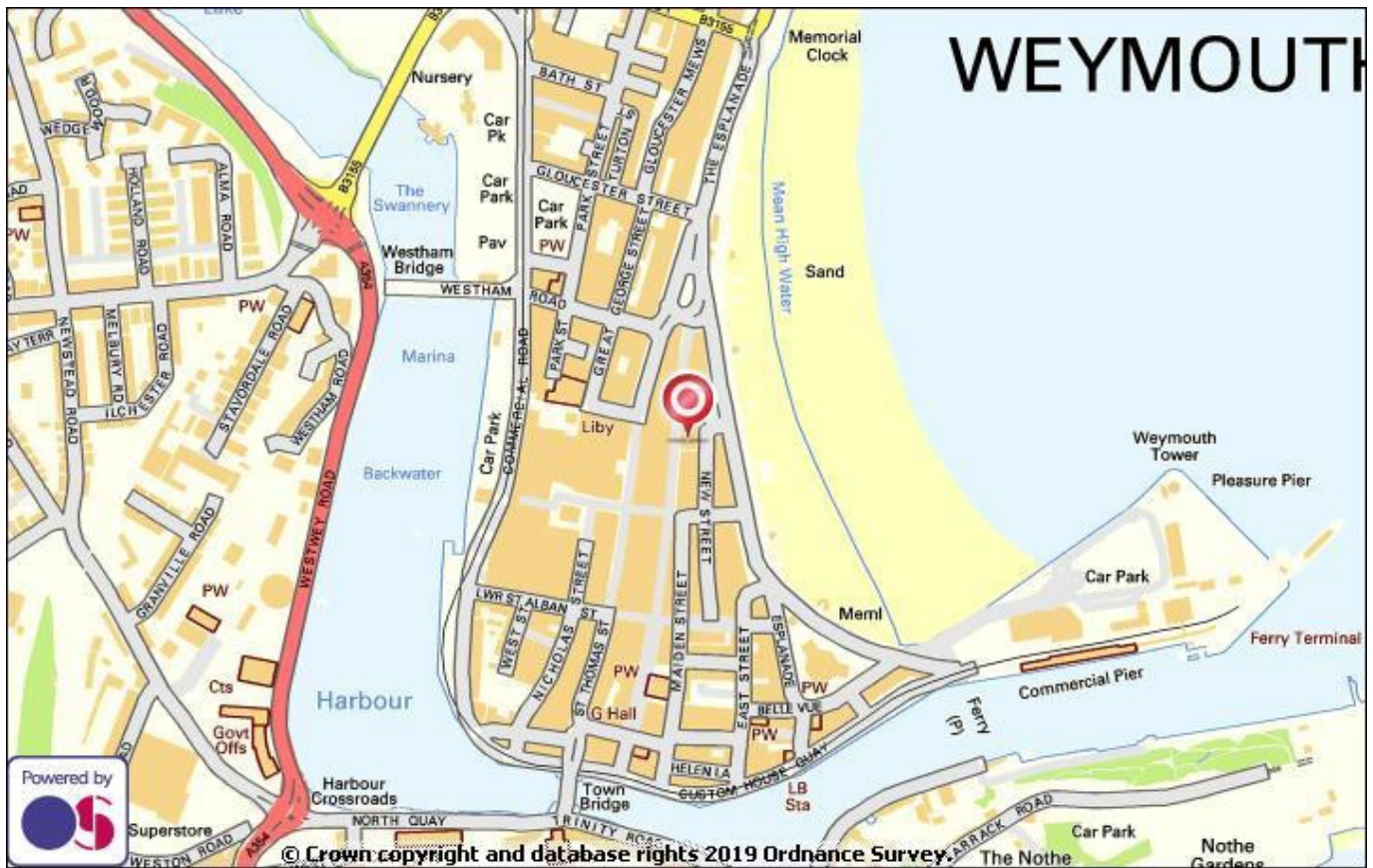
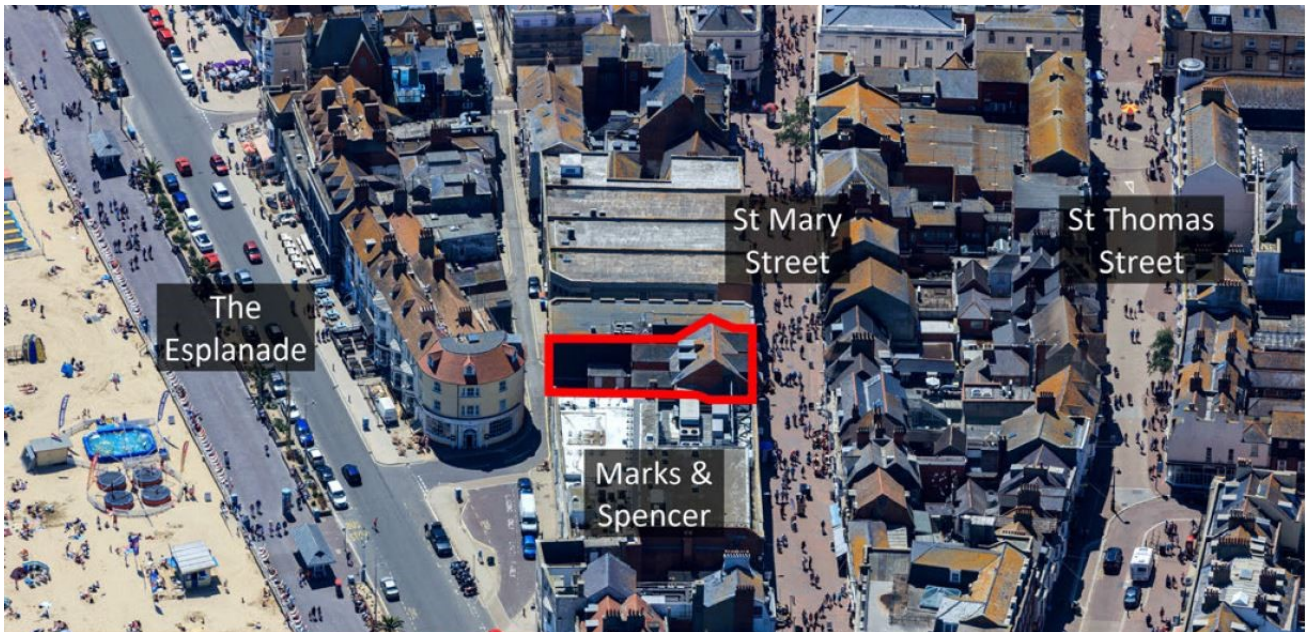
OR

RMW Knight Chartered Surveyors
Richmond House, Manor Road, Yeovil, BA20 1UQ

Contact: Tim Wright
Tel: (01935) 432044
Email: tim@rmwknight.com

| 8A & 8B ST MARY STREET WEYMOUTH DORSET DT 4 8PF | | |
|---|-------|--------|
| GROSS INTERNAL AREA SCHEDULE | | |
| | SQ FT | SQ M |
| Ground floor | 2,196 | 204.01 |
| First floor | 1,717 | 159.51 |
| Second floor | 1,424 | 132.29 |
| Third floor | 832 | 77.29 |
| Total | 6,169 | 573.10 |
| | | |
| NET INTERNAL AREA SCHEDULE | | |
| | SQ FT | SQ M |
| Ground floor | 1,798 | 167.03 |
| First floor | 1,052 | 97.73 |
| Second floor | 1,056 | 98.10 |
| Third floor | 578 | 53.70 |
| Total | 4,484 | 416.56 |
| | | |
| ZONED INTERNAL AREA SCHEDULE RETAIL UNIT | | |
| | SQ FT | SQ M |
| A | 568 | 52.77 |
| B | 635 | 58.99 |
| C | 401 | 37.25 |
| Remainder | 194 | 18.02 |
| Total | 1,798 | 167.03 |
| | | |
| FRONTAGE | | |
| | FT | M |
| Gross frontage | 33'7" | 10.24 |
| Net frontage | 32'0" | 9.75 |





Exeter Office

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