



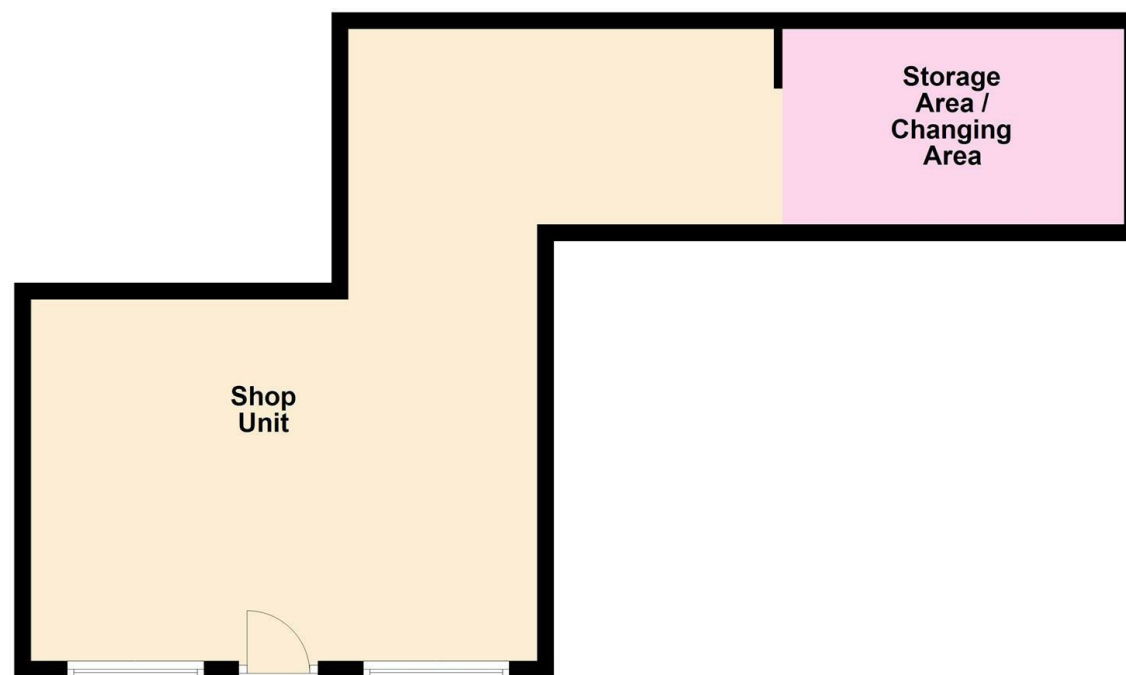
Limelight, 16 St. Alban Street, Weymouth, DT4 8PY

£12,000 Ex-VAT

Shop

- Vacant Shop
- Popular Location
- Suitable For Variety Of uses
Subject To PP

Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

THE PROPERTY

A vacant town centre shop unit located on St Alban Street a popular street also known as Flag Street. This is the first time this shop unit has been available for many years and has only become available after the previous tenant moved to larger premises next door. Suitable for a wide range of uses subject to planning permission.

Main Shop Area
20'2" x 14'5"

Rear Shop area
16'11" x 7'9"

Changing / Storage Area
13'7" x 7'9"
Stairs down to basement storage area

Utility Supplies
Mains electric water and drainage are connected

Business Rates
Rateable Value of £9500 with Dorset Council

Lease
A new lease to be created, we would suggest a 3 year lease but open to negotiation

VAT
No VAT is charged on these properties at this time

Legal Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

