



69 - 70 St Mary Street  
Weymouth, DT4 8PP

**Guide Price £500,000 EX VAT**

Commercial



## 69 - 70 St Mary Street

Weymouth, DT4 8PP

Substantial and Prominent Freehold corner property, Formerly an Argos store on the corner of St Mary Street & St Alban Street. The current layout includes approximately 2850ft of ground floor space with extensive space on the upper floors previously used for storage and staff facilities across the first and second floors. There is also a basement level and a small area on the third floor. the premises are suitable for a wide range of potential commercial uses including converting the upper floors to flats subject to planning permission being achieved. All prices are subject to VAT.

### **Shop** 36'7" x 68'0" (11.17 x 20.75)

Primarily used as retail space there are also changing facilities and a store room included within this space

### **Rear Hallway**

Rear access for deliveries and staircase to upper floors

### **First Floor**

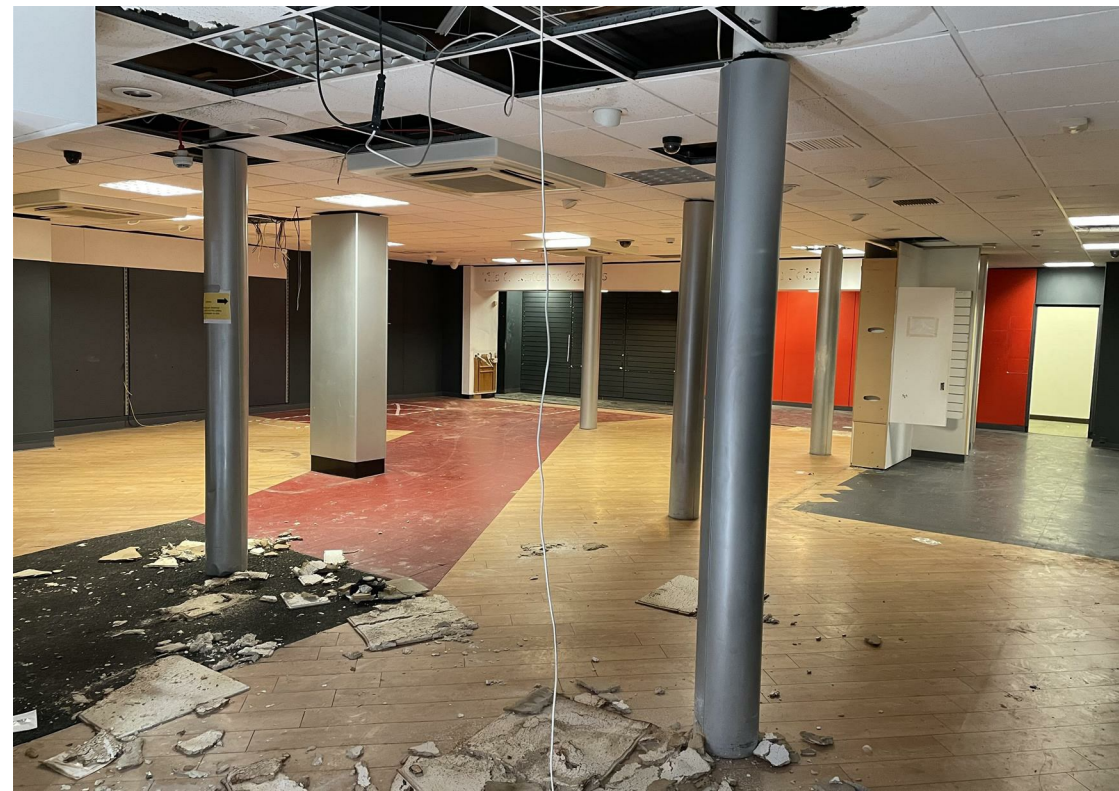
### **Store Room** 76'2" x 38'10" irregular shape (23.23 x 11.85 irregular shape )

### **Second Floor**

Ladies and Mens toilet facilities, staff kitchen and a range of no longer used rooms

### **Third Floor**

Smaller area on the third floor no longer used







### **Basement**

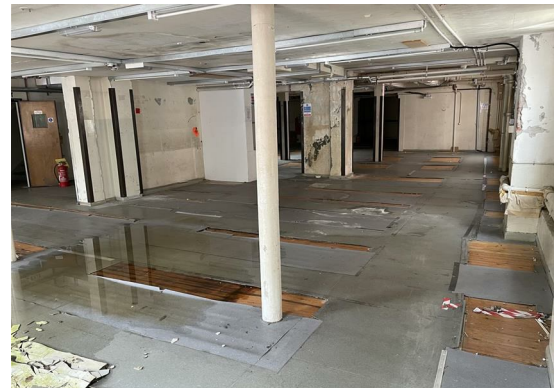
There is a hatch in the shop leading down to a small basement level

### **VAT**

The property is elected for VAT

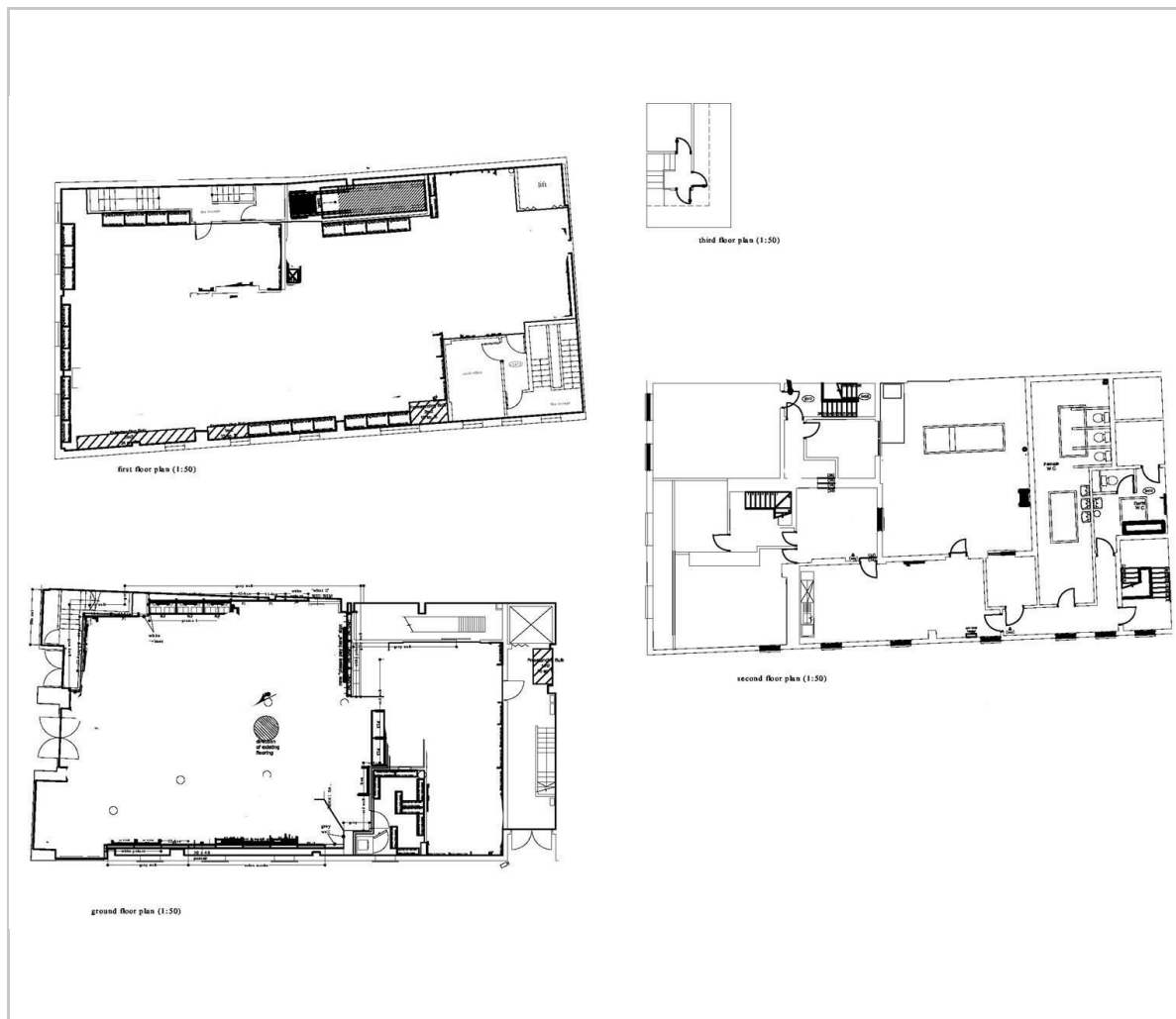
### **Legal Disclaimer**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

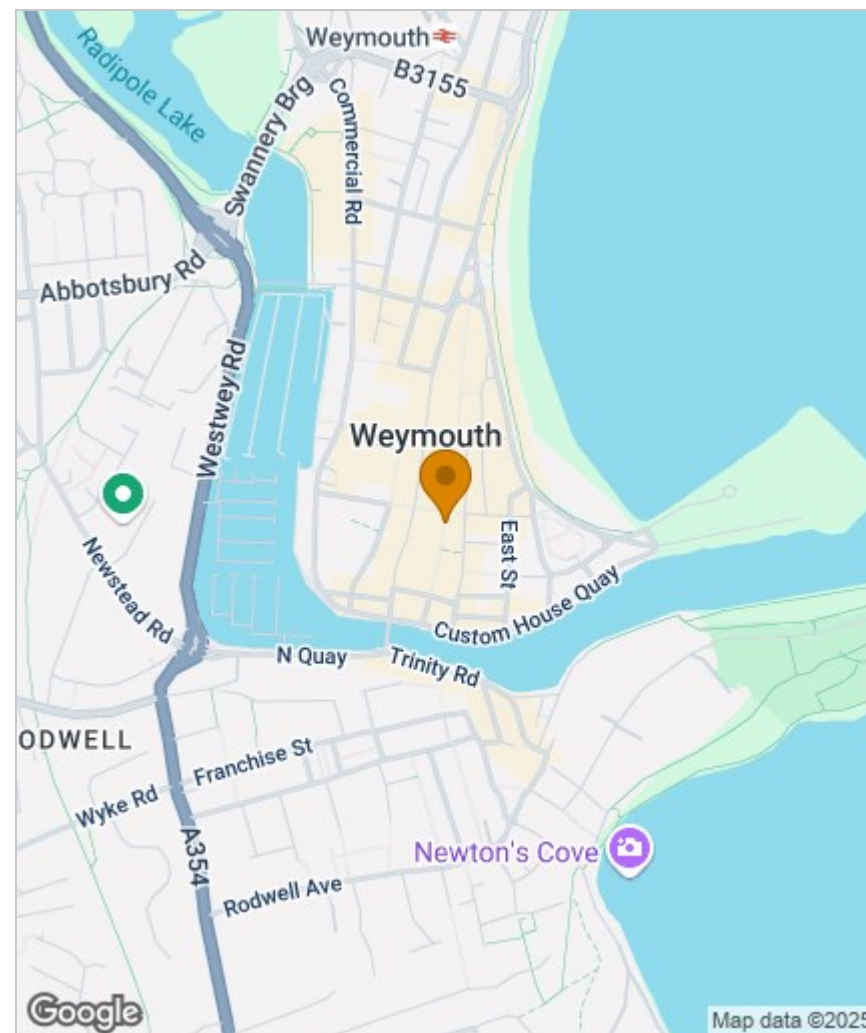




## Floor Plan



## Area Map



## Viewing

Please contact our Hull Gregson & Hull Commercial Office on if you wish to arrange a viewing appointment for this property or require further information.

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