



£400

5a East Street, Weymouth, DT4 8BW

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A small lock up shop unit located close to Weymouth's main shopping street and just off St Alban Street and close to Weymouth Esplanade. Suitable for a range of uses subject to planning permission,

Shop

7.85 x 3.99

Max measurements L shaped

Staff kitchen

2.63 x 1.59

Sink Unit

WC

WC & wash hand basin

Shared yard

Lease

New lease to be created term to be agreed, with a minimum of 1 year

Rent

£400 per month

£4800 per annum

Rateable Value

£3,800 rateable value with Dorset Council, currently eligible for zero rates under the government scheme

Utility Supplies

Mains electric water & drainage are connected, no gas connected

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.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of 5 weeks of the monthly rent, the first months rent in advance.

Directions

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions			
(12-100) A			
(61-91) B			
(39-60) C			
(13-54) D			
(1-38) E			
(1-38) F			
(1-38) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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