

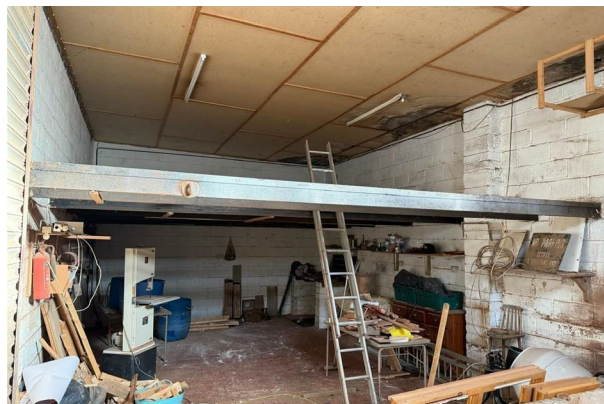
41 Gallwey Road, Weymouth, DT4 9AJ

£85,000 Ex-VAT

FOR SALE



- Workshop & Store
- Off Road Parking & Carport



## THE PROPERTY

A freehold workshop and store with off road parking located off Gallwey Road at Wyke Regis. Previously used as a carpenters workshop and store but suitable for a variety of uses subject to planning permission. The sale price is not subject to VAT.

### Main Workshop

35'2" x 17'3"

High roller shutter door, mezzanine floor open with no railing accessed by ladder

### Side Store

23'8" x 8'1"

Double door entrance

### WC

With WC & wash hand basin

### Carport

14'3" x 10'1"

### Flood Risk

Very low risk from rivers sea or surface water

### Business Rates

Registered as rear of 135 High Street DT4 9NT for business rates with a Rateable Value of £5800 from April 2026

### Utility supplies

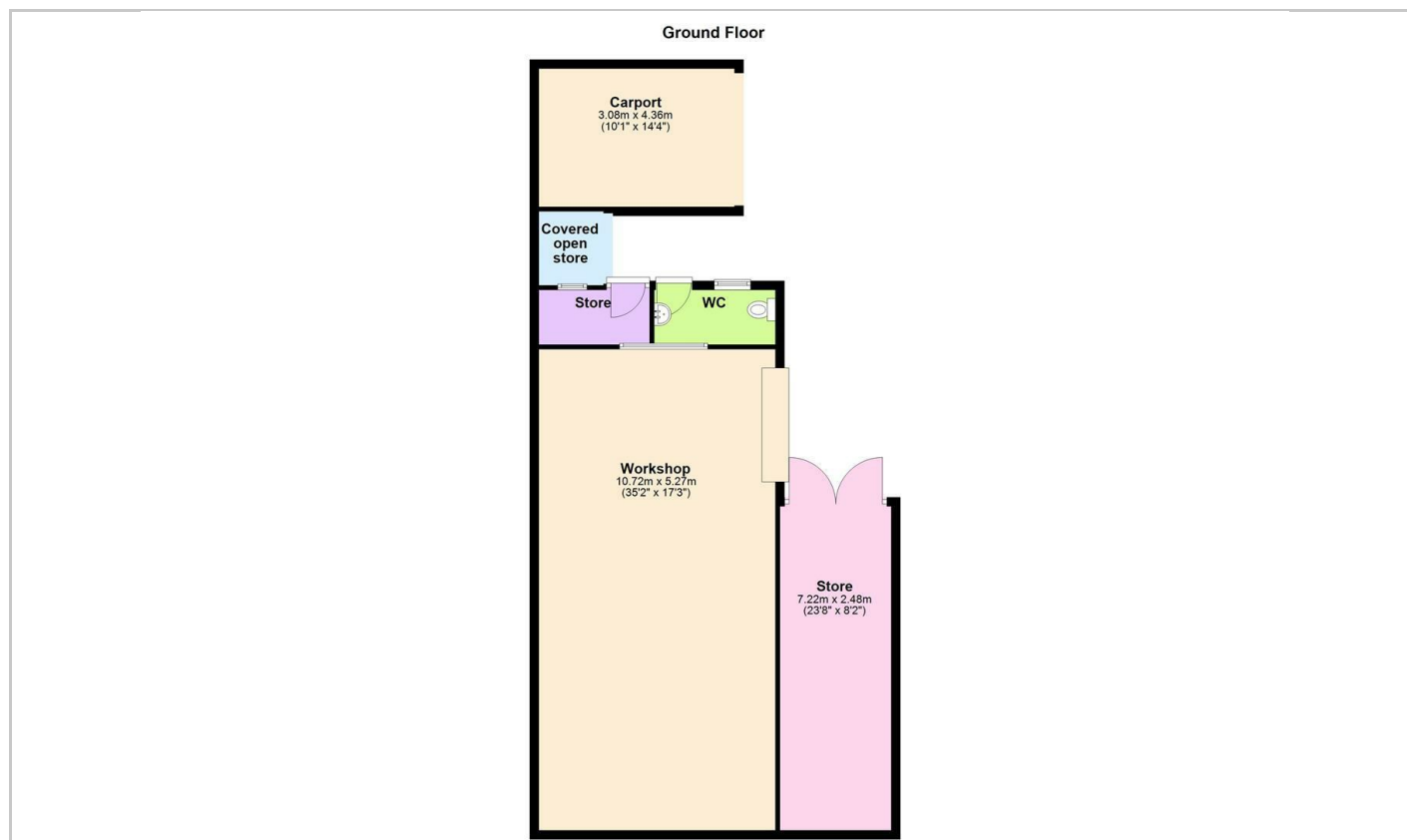
Mains water and drainage are connected, there is a three phase electricity supply that the own is planning to disconnect

### VAT

The property is not subject to 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.



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