

**Hull**  
**Gregson**  
**Hull**

*Sand and Sea Gallery*



5 Great George Street, Weymouth, Dorset, DT4 8NN

£8,500 Per Annum Ex-VAT

TO LET



- Empty Shop Unit
- Shop is 462sqm
- New Lease to be Created
- Rateable Value - £9,500
- Large Windows
- Open to change of use STPP
- EPC Rating - Band TBC



## THE PROPERTY

Available to let on a new lease at £8,500 is this lock up shop unit in Great George Street located close to Weymouth Library just off Weymouth's main shopping streets. Great George Street is occupied by a wide range of local independent traders with this unit suitable for a wide range of potential uses subject to planning permission.

### Shop

30'5" x 11'7"

The shop is accessed off the main street and benefits from having large front windows, under stairs store cupboard that houses the electrics and access to the store room to the rear of the shop.

### Store Room

13'10" x 8'8"

The store room gives plenty of storage space or the potential to created fitting rooms etc.

### W/C

Low level wc with wash hand basin. There is a small storage area and a rear door giving access to a rear courtyard (although the tenant does not have permission to use this access).

EPC Rating - TBC

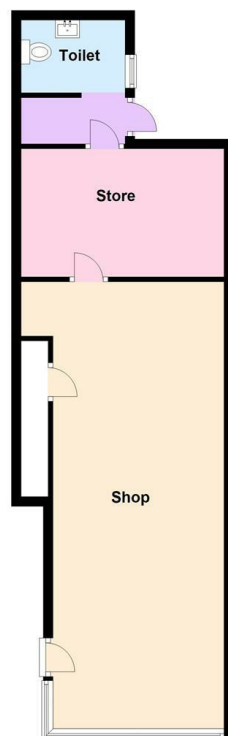
Rateable Value - £7,600

If this is your only business then you should be entitled to "Small Business Rate Relief" You would need to speak with the rates department for more information.

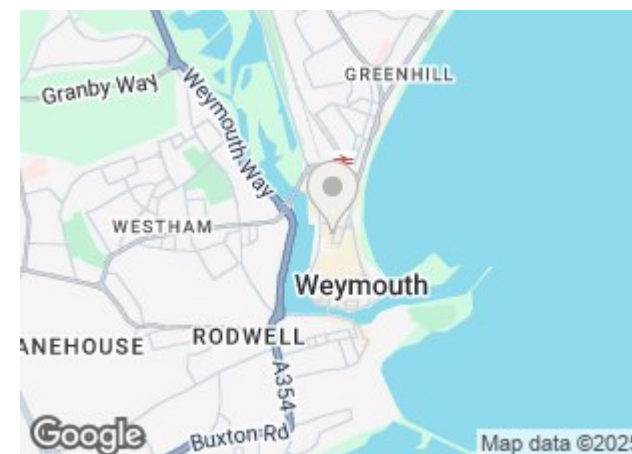
### Lease

A new lease is to be created and is open to negotiation.

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



35 St Thomas Street, Weymouth, DT4 8EJ

Tel: 01305 776666

Email: [property@hgh.co.uk](mailto:property@hgh.co.uk)