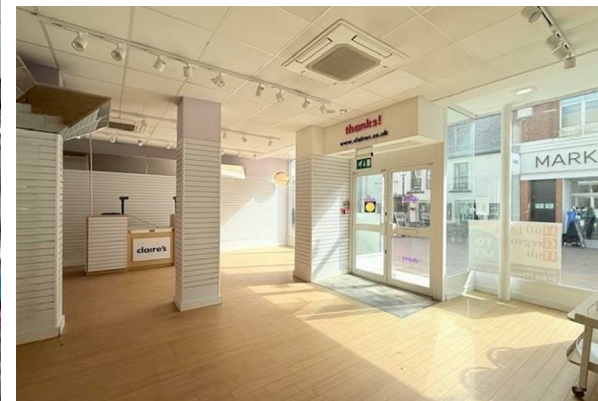




Units a & b 104 St Mary Street, Weymouth, DT4 8NY

£20,000 Per Annum Ex-VAT

Shop

- High Street Location
- Opposite former Marks & Spencers shop unit
- Modern Shop Front
- Sale price Is Not Subject To VAT
- Close To Weymouth Esplanade
- Double Fronted Shop Unit
- Ample Storage Space Above



THE PROPERTY

Available to let a prime shop double fronted unit with a wide modern glass shop front located on St Mary Street opposite the former Marks & Spencers with storage space above. Previously let to Claires Accessorises the premises are vacant and suitable for a wide range of uses subject to obtaining appropriate planning permissions. Available on a new FRI lease length to be agreed.

Shop
29'6" 0'0" x 20'9" increasing to 25'9"
Door to small rear yard, door to staircase to first floor

Store
7.68 x 5.69 narrowing to 3.02

Store
15'10" x 11'11"

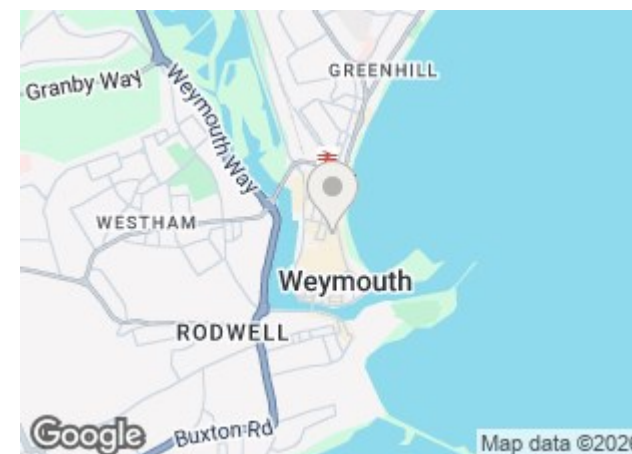
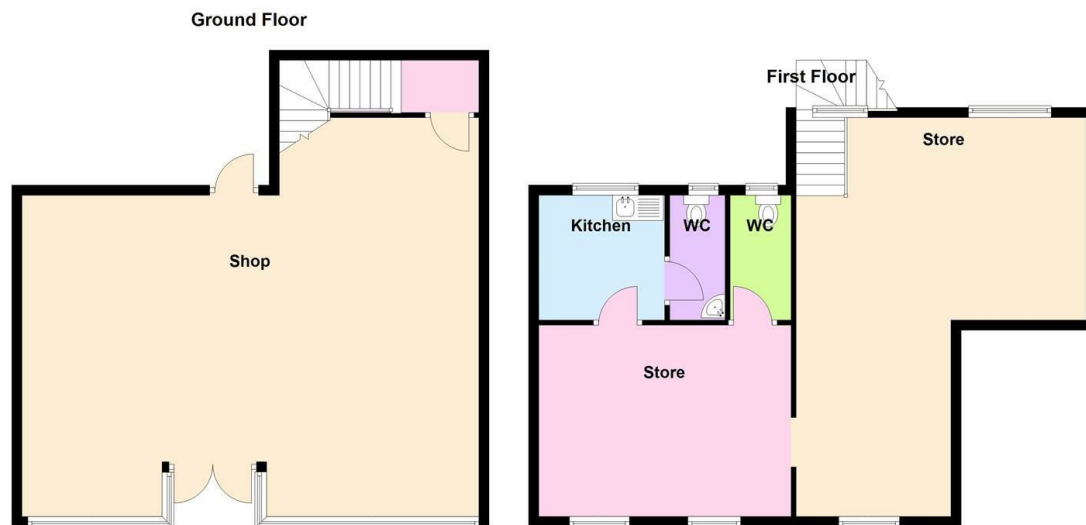
Kitchen
7'5" x 8'5"
Sink unit

WCs
Two separate WC's

Business Rates
Rateable value of £27,000 with Dorset Council

VAT
The property is not currently registered for VAT

New Lease
Available on a new FRI lease, lease length to be agreed



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