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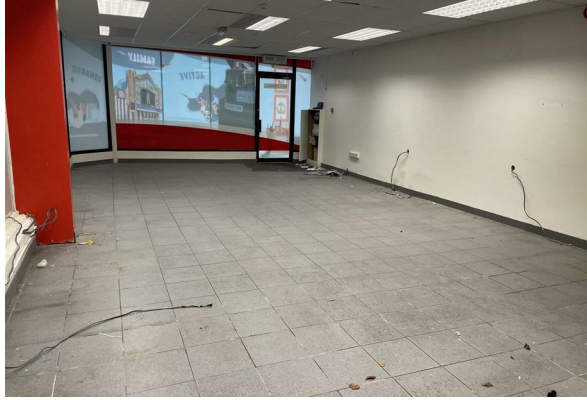
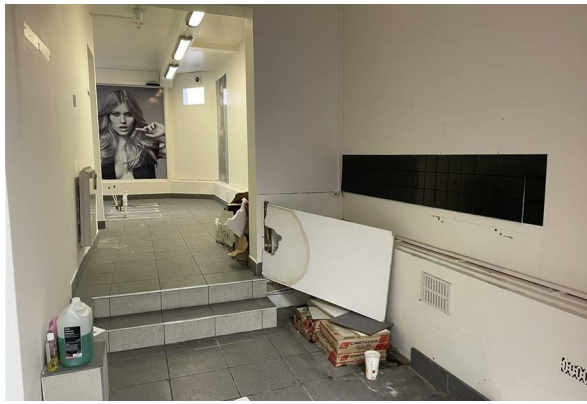
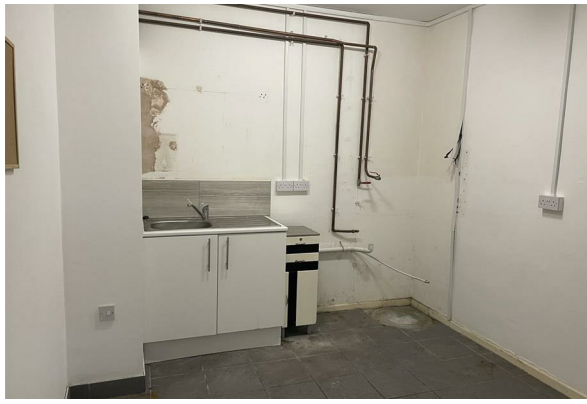




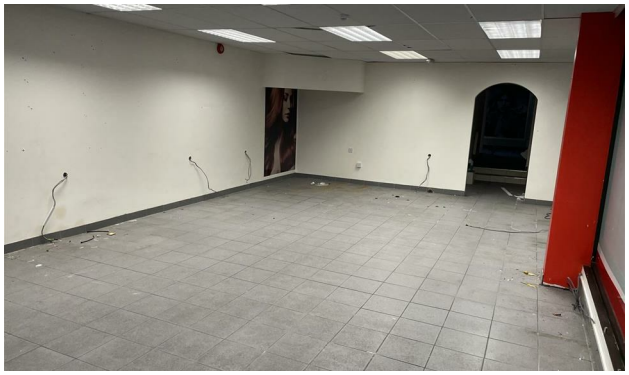


Brenda Dench House, 39 St. Mary Street, Weymouth, Dorset, DT4 8PU

TO LET

£20,000 Per Annum Ex-VAT

- Large Retail Unit
- Approximately 1496 sqft
- Prime Location
- EPC Rating - D
- Access From St Mary Street
- Large Display Windows
- Ratable Value - £17,000
- New lease to be created



THE PROPERTY

A large recently refurbished 1496sqft ground floor shop unit with floor to ceiling windows at the front and the side of the premises, with the access from St Mary Street. The unit is situated in the town center itself with a mixture of retail nearby and sited within close proximity to the beach and harbour.

Retail
34'0" x 18'0"
Large open space with floor to ceiling windows, neutrally tiled floor and open excess to the rear part of the shop to extend it or easy to close it off if you want it for storage.

Rear Retail
31'7" max x 8'5" max
Currently has plumbing for 3 salon wash units and excess to the wc, kitchen and store cupboard

WC
Wash basin with separate low level wc, both rooms have windows.

Kitchen
11'0" x 9'6"
The Kitchen is a large space with base unit housing the sink on top.

Store
5'10" x 3'11"

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.

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