



TheWorks.co.uk

TheWorks.co.uk

The Works
TheWorks.co.uk

We are moving!

We are moving!

Full of 1000's of exciting
Books, Arts, Crafts and
amazing Gifts for all
family.

Kids • Books • Craft
Home • Gifts

86 St. Mary Street
Weymouth, DT4 8PJ

£40,000 EX VAT

Shop

86 St. Mary Street

Weymouth, DT4 8PJ

Prime Location corner shop unit located on St Mary Street Weymouth close to HSBC, Lloyds, Natwest & Halifax banks on one of Weymouths busiest pedestrian crossroads linking the main shopping streets and linking through to The Esplanade. A Grade II Listed Building offering a double door entrance with floor to ceiling corner window and ground and first floor retails areas created by the former tenants Next. Available on a new lease with terms to be agreed £40,000 per annum plus VAT

Shop

21'7" x 52'5" (6.6 x 16.00)

Double door entrance and corner window, customer staircase to first floor retail space, door to understairs cupboard

Rear Lobby

Fire exit, staff stairs to upper floors

Landing

First Floor Retail Space

45'3" x 17'4" widening to 20'8" (13.80 x 5.30 widening to 6.30)

Lobby / Store

WC 1

WC & wash hand basin

WC 2

WC & wash hand basin

Landing

Main Stock Room

44'3" x 19'3" narrowing to 14'10" (13.5 x 5.87 narrowing to 4.53)



Office

11'7" x 7'6" (3.55 x 2.30)

Staff Room

13'6" 11'3" (4.14 3.44)

Sink unit, worktop with cupboard below

Store

13'1" x 9'0" (4.00 x 2.75)

Lease

New lease to be created term to be agreed

Rent

Rent of £40,000 + VAT

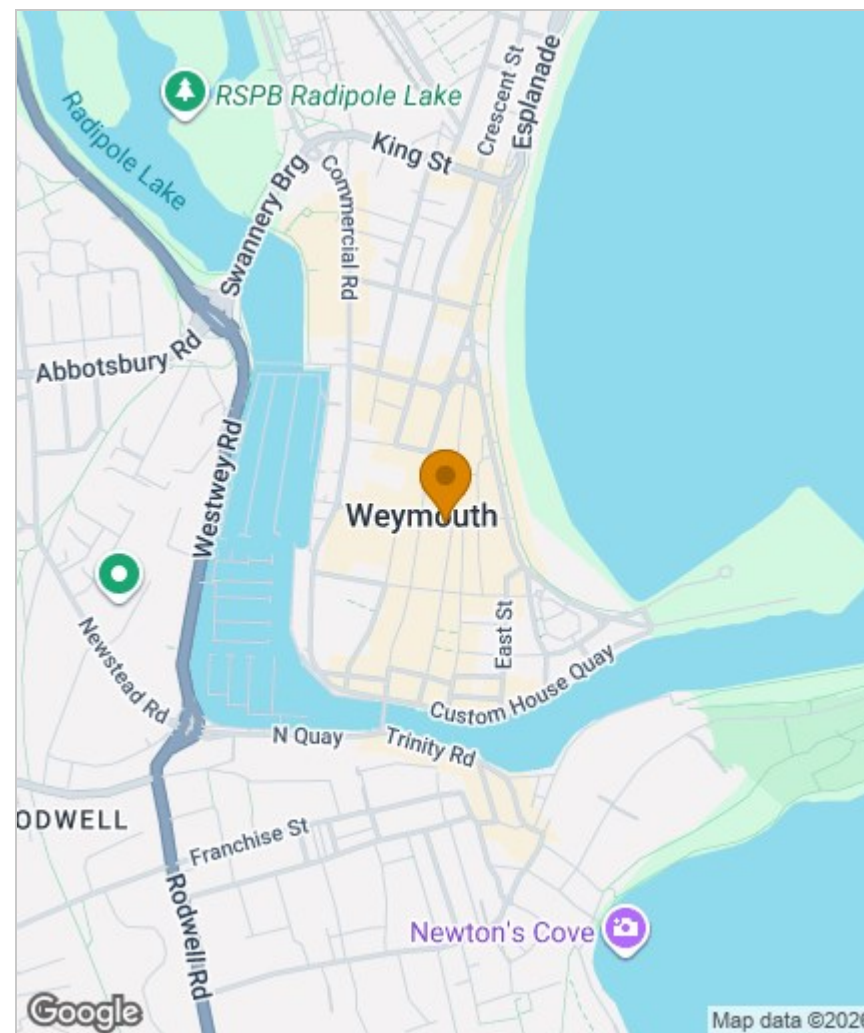
Legal Disclaimer

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

Floor Plan



Area Map



Viewing

Please contact our Hull Gregson & Hull Commercial Office on if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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: Email: www.hgh.co.uk