



86 St. Mary Street  
Weymouth, DT4 8PJ

**£40,000 EX VAT**

Shop

# 86 St. Mary Street

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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

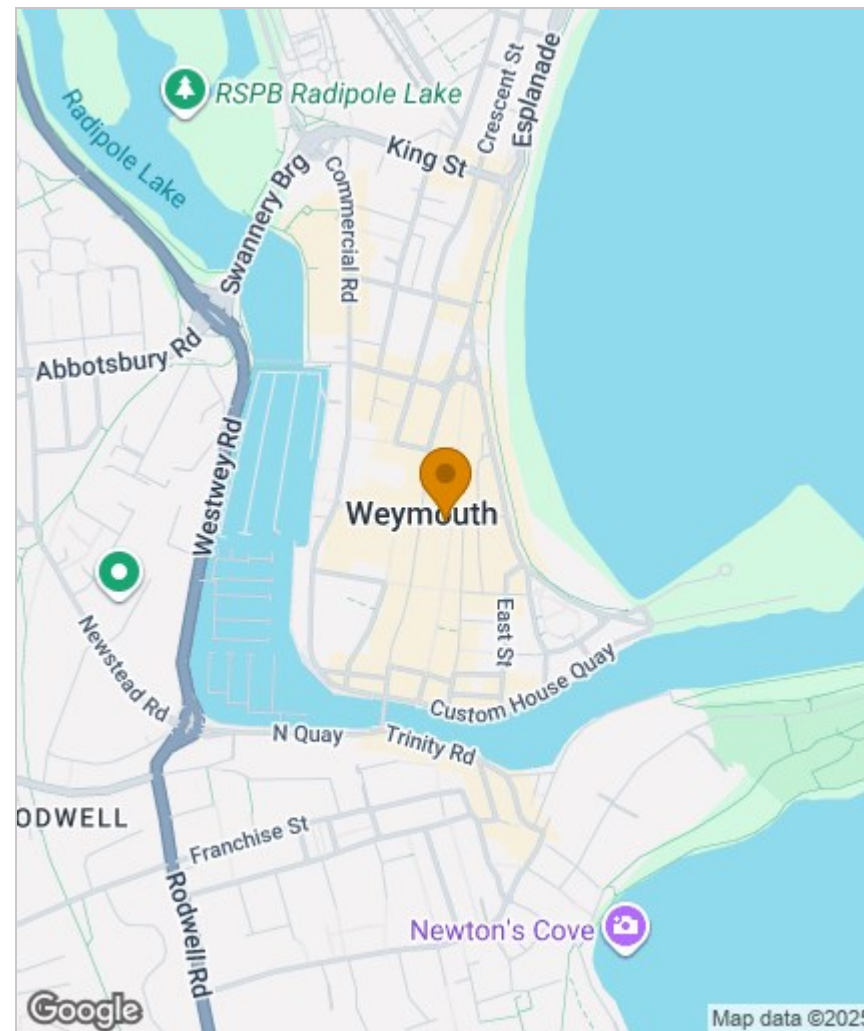
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## Floor Plan



## 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.

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35 St Thomas Street, Weymouth, DT4 8EJ  
Tel: Email: [www.hgh.co.uk](http://www.hgh.co.uk)