Hull Gregson Hull

15 St Edmund Street, Weymouth, DT4 8AR

£13,500 Ex-VAT

Commercial

- Town centre shop unit
- Close to town centre & town bridge
- Available on a new lease with terms to be agreed

THE PROPERTY

This shop unit, with first and second floor storage space above located in a prominent position on St Edmund Street close to the Town Bridge & Inner Harbour. The property has traded as a popular local hairdressers for many years. It is now available, and is suitable for a wide range of uses subject to planning permission being obtained and is available on a new lease, terms to be agreed with a minimum term of one year. Some of the photos shown are of the property while equipped as a salon for guidance purposes, its is now a vacant unit

Shop Unit
12'1" widening to 16'1" x 49'2"
Tiled floor, Suspended ceiling with inset lighting, WC and staircase leading to:

First Floor
17'5" x 32'6"
Currently used as a staff room & storage, with fire escape & staircase to:

Second Floor
14'7" x 32'6"
Landing storage space & separate toilet

Lease
A new lease is to be created with term to be agreed.
The minimum term that would be considered is one year but the preference would be a three tear lease or longer

Business Rates
Rateable value of £12,000
So would currently fall under the government rate relief scheme providing it is your only home

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

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