



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

**PRIME SHOP
TO LET**



WEYMOUTH

75, ST MARY STREET, DT4 8PJ.

LOCATION

Weymouth is a popular and attractive South Dorset coastal town with a resident population of approximately 53,000 and is located 7 miles south of Dorchester. During the summer months the town benefits from a high number of visits from holidaymakers and tourists.

Major multiple retailers represented in the town include **M&S, The Range, Boots, TKMaxx, WH Smith** etc.

DESCRIPTION

The property comprises a ground floor shop unit with storage facilities at first and second floor levels and is situated in a prime pedestrianized trading location on St Mary Street. The property adjoins **Saltrock** and **Card Factory** and other nearby occupiers include **Coffee #1, Holland & Barrett, EE, Greggs, Vodafone, Vision Express, Pandora** etc.

ACCOMMODATION

Internal Width	6.1m	20 ft
Shop Depth	18.6m	61 ft
Ground Floor Sales	112.26 sq m	1208 sq ft
Ground Floor Sales/Storage	36.3 sq m	391 sq ft
First Floor	57.8 sq m	622 sq ft
Second Floor	16.6 sq m	179 sq ft

RENT

Offers are invited in the region of **£35,000 per annum** exclusive of rates and VAT.

LEASE

The property is available by way of a new 10 year full repairing and insuring lease subject to 5 yearly up and only rent review.

RATES

Rateable Value (2023)	£28,000
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25.	

VIEWING

Strictly by appointment via **ROBERT ALSTON 07768 650446** or joint agent Sibbett Gregory via **JOE LEE 07791 118807**.

EPC

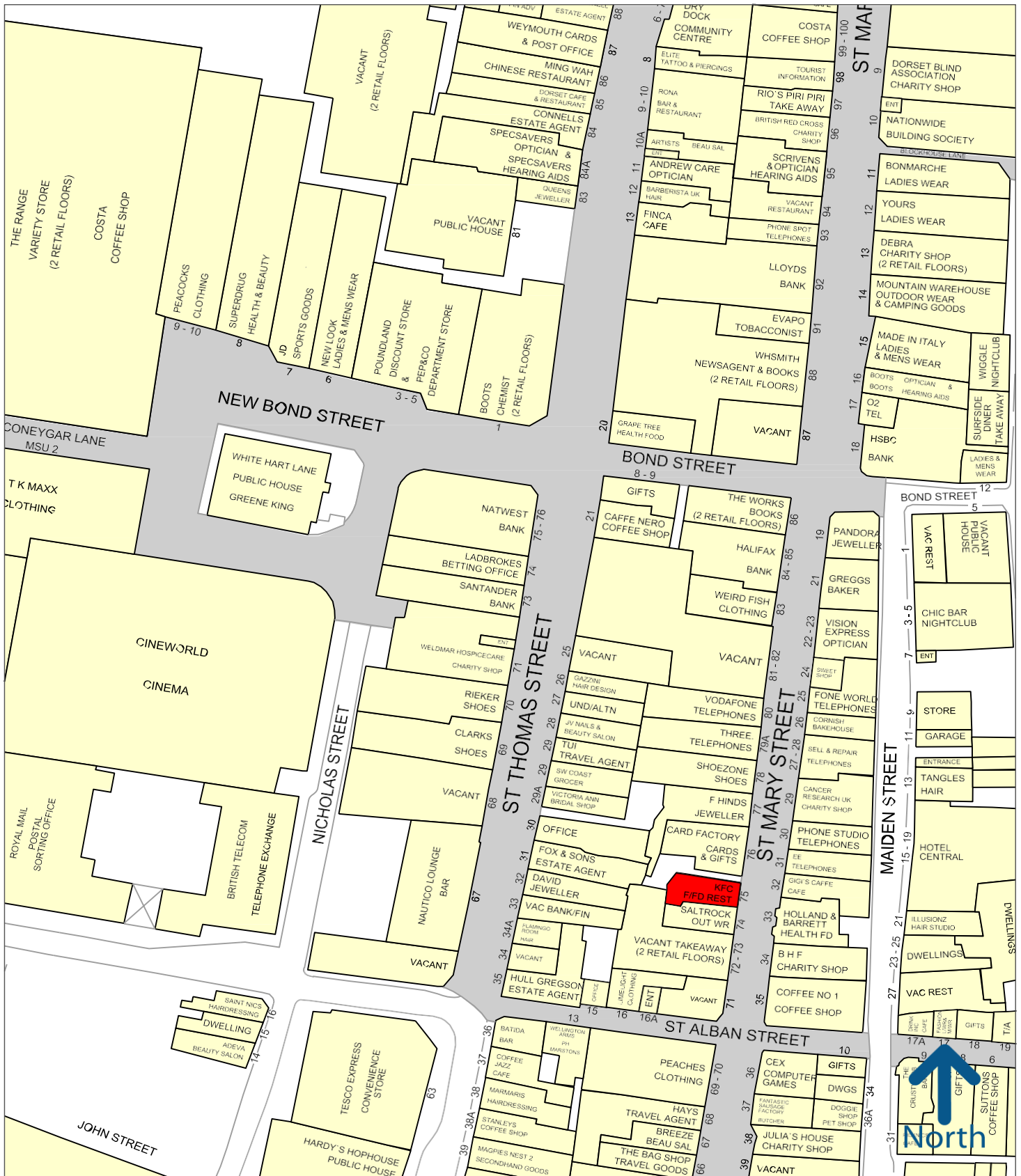
The property has an EPC rating of D89. A copy is available upon request.

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