



SITUATION

Occupying a prime retail pitch in this pedestrianised section of the town centre, diagonally opposite **Specsavers** and **The Body Shop** and close to branches of **Lloyds Bank**, **The Post Office**, **New Look**, **WH Smith**, **Boots** and **Caffe Nero** and only a minute's walk from The Esplanade and the Beach. Weymouth is a popular and attractive South Dorset coastal resort, which benefits from high levels of tourism in the summer months and enjoys good road access from the A35 via the A354.

PROPERTY

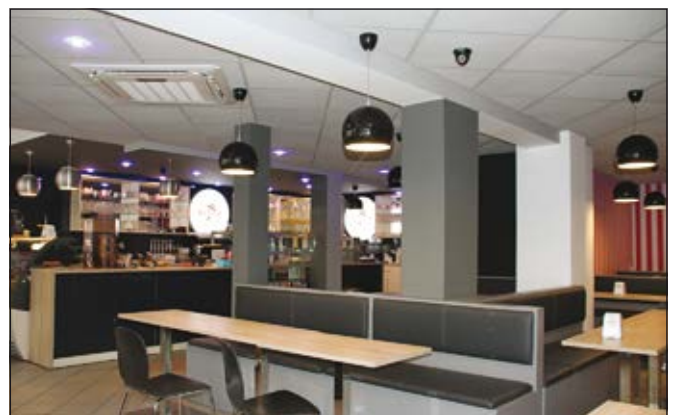
A mid terrace building comprising a **Ground Floor Double Shop (with A3 Use)** with separate front access to **3 Self-Contained Flats** on the first and second floors.

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-------------------------------------|---|---|--------------------------------------|-------------------------|--|
| Ground Floor Double Shop (Seats 65) | Gross Frontage 42'1" Internal Width 34'1" Shop Depth 40'5" Built Depth 54'0" Sales Area Approx. 1,340 sq ft Store Area Approx. 435 sq ft 2 WC's | N. Kaminski (Ice Cream & Dessert Lounge) | 5 years from 17th March 2017 | £25,000 | FRI Rent Review & Tenant's Break 2020. £6,250 Rent Deposit held. |
| First & Second Floors (3 Flats) | 3 Flats – Not inspected | Various | Each 125 years from 1st January 2017 | £750 (£250 per flat) | Each FRI Rent Reviews 10 yearly subject to RPI |
| TOTAL | | | | £25,750 | |

VAT is NOT applicable to this Lot

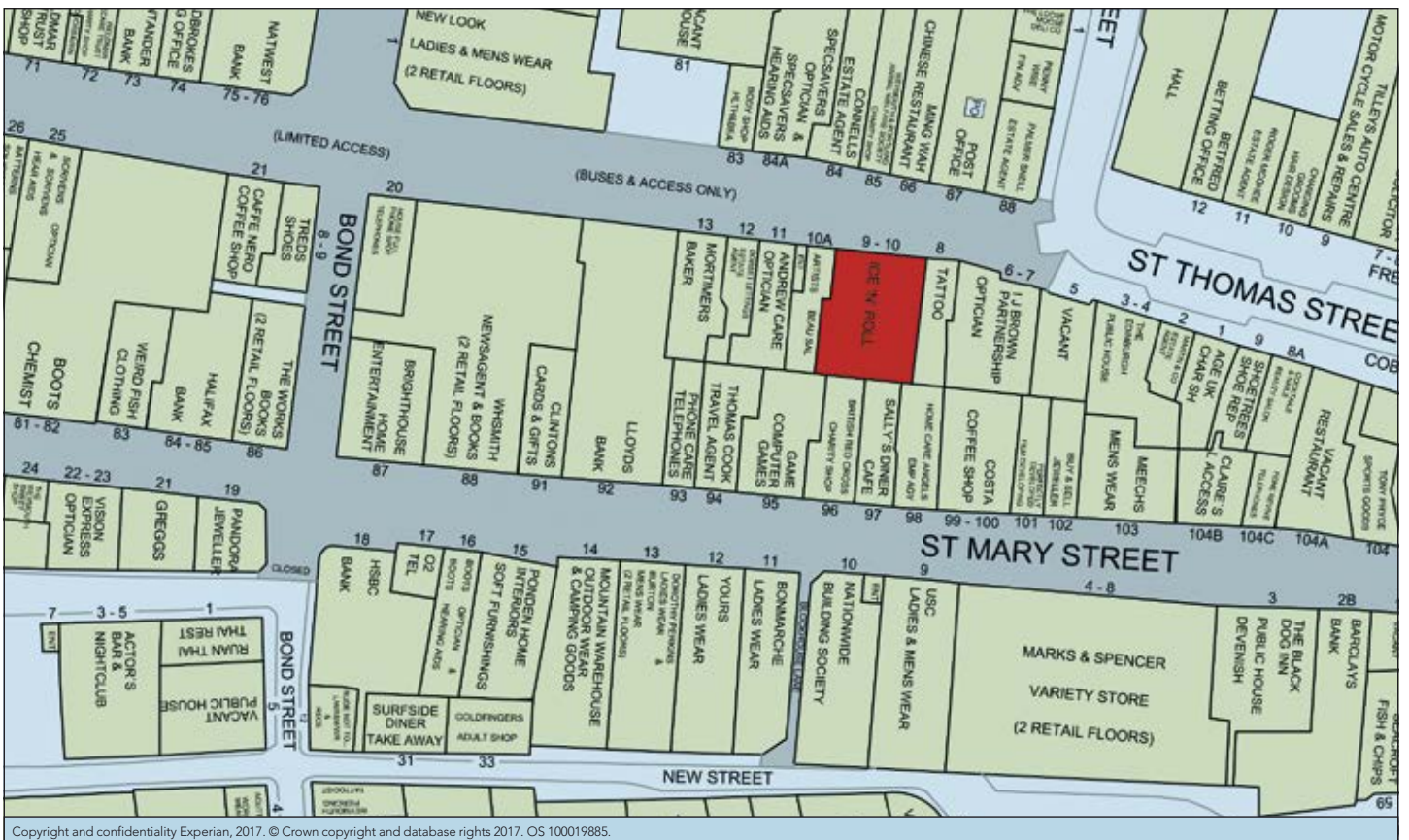
FREEHOLD



£25,750 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



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VENDOR SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts