



## SITUATION

Occupying a prime retail pitch in this pedestrianised section of the town centre, diagonally opposite **Specsavers** and **The Post Office** and close to branches of **Lloyds Bank**, **NatWest Bank**, **WHSmith**, **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 Restaurant** with separate front access to **3 Self-Contained Flats** on the first and second floors.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Restaurant (Seats 70)	Gross Frontage 42'1" Internal Width 34'1" Restaurant Depth 40'5" Built Depth 54'0" Sales Area Approx. 1,340 sq ft Store Area Approx. 435 sq ft 2 WCs	<b>Y. R. Gurung (Indian Restaurant)</b>	20 years from 8th March 2019	£25,000	FRI <a href="#">Rent Reviews 8th March 2022 (Not yet actioned) and 3 Yearly</a>
First & Second Floors (3 Flats)	3 Flats – Not inspected	<b>Various</b>	Each 125 years from 1st January 2017	£750 (£250 per flat)	Each FRI <b>Rent Reviews 10 yearly subject to RPI</b>
				<b>Total: £25,750</b>	

**£25,750** per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

## Vendor's Solicitors

Taylor Rose MW  
Tel: 020 8443 7016 Ref: Alex Karis  
Email: alex.karis@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**







