



SITUATION

Occupying a prominent beach front location only 100 yards from the prime retailing in Weymouth Town Centre and multiples such as **McDonalds, KFC, Sports Direct** and **Matalan**. 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

An attractive terraced property (No. 89 in Grade II Listed) comprising **3 Ground Floor Shops (refurbished in 2020)** with a large front forecourt (25' deep), plus separate front access to **Basement Storage**, and a further separate front access to **6 Self-Contained Flats** on the upper floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION¹

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.87 Ground Floor Shop	Ground Floor Shop Area Approx. 480 sq ft	V Hughes (Beautician)	3 years from 1st July 2022	£12,000	
No.88 Ground Floor Shop	Ground Floor Shop Area Approx. 453 sq ft	J Smith (Café)	3 years from 19th January 2022	£12,000	
No. 89 Ground Floor Shop	Ground Floor Shop Area Approx. 338 sq ft	S Sandhu (Convenience Store)	5 years from 1st October 2022	£10,000 (See Note)	Note: Current rent is £8,000 rising to £10,000 in October 2024. The vendor will top up the rent at completion.
No 89 Basement	Not Measured			VACANT	
First and Second Floor Flats	6 Flats	Brownseabuild 2 Limited	999 years from 17th February 2020	Peppercorn	
				Total: £34,000	

¹All floor areas have been supplied by the vendors.

£34,000 per annum

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

Vendor's Solicitors

Axiom DWFM
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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'**