

THE EDINBURGH

3-4 Thomas Street, Weymouth, DT4 8EW



Key Highlights

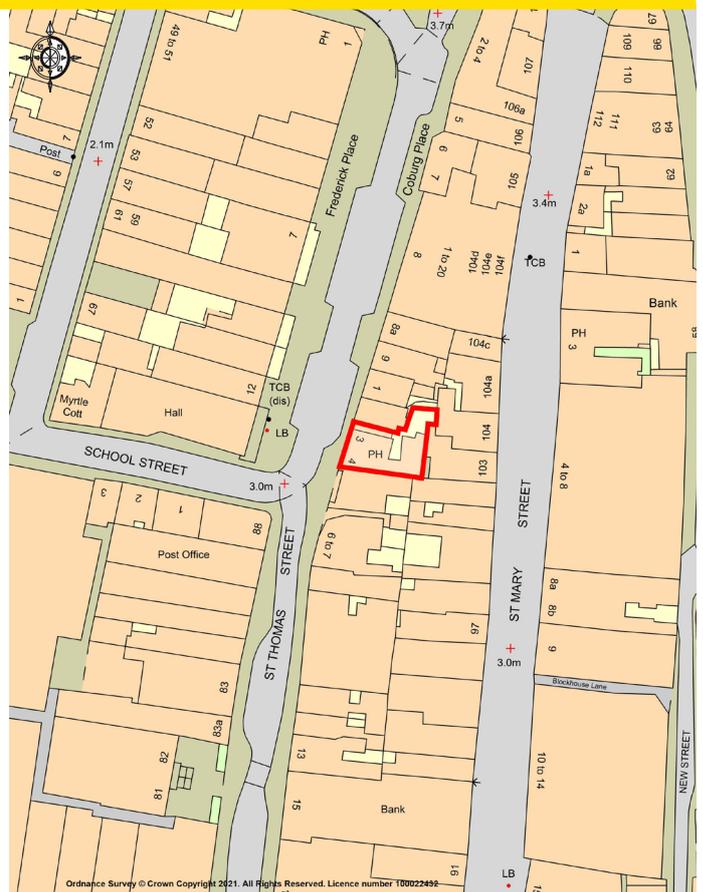
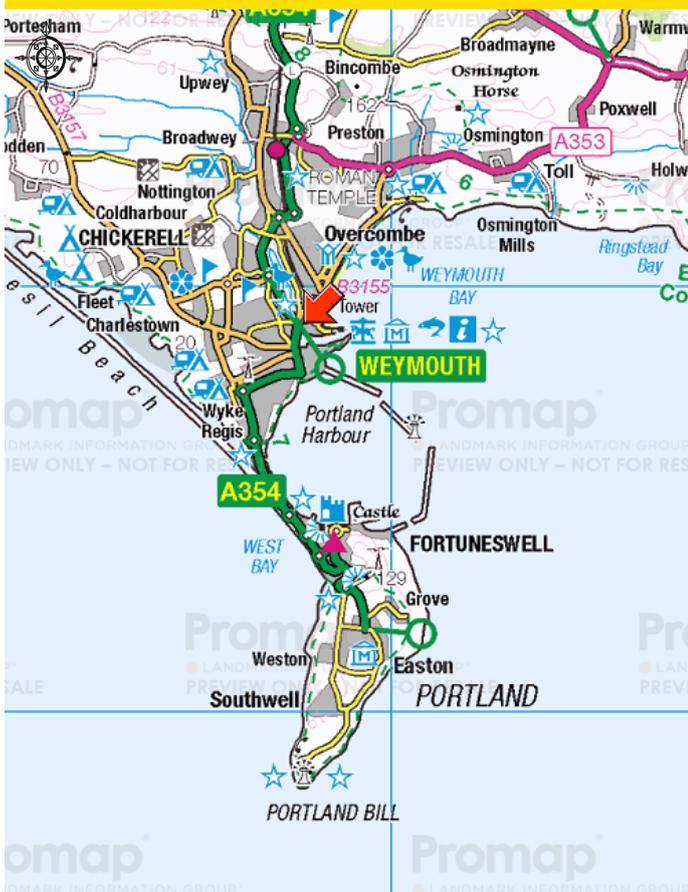
- Attractive town centre public house
- Freehold Interest
- Five years unexpired lease term
- FOT passing rent of £30,000 per annum
- External drinking/smoking area
- Guide Price £400,000

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Mountbatten House, 1 Grosvenor Square
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Location

- 8.4 miles south of Dorchester
- 28.6 miles south of Yeovil
- 36.5 miles south-west of Bournemouth
- 61 miles south-west of Southampton

Weymouth is a popular seaside town on the English Channel coast in Dorset.

The property is situated on St. Thomas' Street with Commercial Road to the west and The Esplanade to the east.

The property benefits from strong communication links with Westway Road adjoining the A354 linking Dorchester to the north and Bournemouth to the north-east.

Weymouth railway station provides regular connective services via the South West Main Line to London Waterloo with an approximate journey time of two hours and 59 minutes.

Description

The Duke of Edinburgh comprises a five storey terraced public house of traditional brick and stone construction, under a pitched slate roof.

The building was constructed in the mid-19th century and arranged over basement, ground and three upper floors.

The ground floor comprises of a central bar servery and trading area complete and male and female WC's.

The ground floor benefits from an enclosed courtyard area.

The basement area comprises of a cellar and storage area.

The first floor comprises of a bedroom, separate living room and bathroom, a WC is also featured.

The second floor comprises of two bedrooms and a shower room.

The third floor comprises of two storage rooms.

The property has an external drinking/smoking area.

Site Area

The site area is approximately 0.016 hectares (0.039 acres).

Tenure

This property is held freehold and is subject to a lease.

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Tenancy

| | |
|----------------------------|-----------------------------|
| Commencement of Lease | 1 st April 2007 |
| Inside the L&T Act 1954 II | Yes |
| Current rent per annum | £30,000 pa |
| Annual RPI Increase | Yes |
| Stepped Increases | No |
| Rent Review | 5 yearly open market rent |
| Next Review | 1 st April 2022 |
| Lease Expires | 31 st March 2027 |
| Break Clause: | No |
| Tied Lease | No |
| Rent Deposit | No |

Rateable Value

The Rateable Value for the property is detailed below.

- The Duke of Edinburgh - £8,750

Opening Times

Monday – Thursday: 10:00 – 02:00

Friday – Saturday: 10:00 – 02:00

Sunday: 10:00 – 02:00

EPC

The Edinburgh is a Grade II listed building and exempt from providing an EPC rating.

VAT

The property is elected for VAT. It is anticipated however that the sale will be dealt with as a TOGC.

Anti - Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

Price

Guide price of £400,000 representing a NIY of 7.20% against the free of tie rent.

Viewing

For a formal viewing, strictly by appointment with Savills.

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