

Primmer Olds B·A·S

TO LET

To Let 2 Spacious Commercial Units in Prominent Town Centre Location

67 ST. THOMAS STREET, WEYMOUTH, DORSET, DT4 8HB

KEY FEATURES

- Total NIA 3,709 sq ft (344.8 sq m)
- Prime pedestrianised trading location
- Available to let as single units or both
- Available as shell property
- Use class 'E'



Primmer Olds B·A·S
Minster Chambers, 43 High Street, Wimborne,
Dorset, BH21 1HR

Enquiries: Call us on 01202 887 555



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www.primmeroldsbas.co.uk

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DESCRIPTION

Located in an old established secondary trading position approximately half a mile to the east of the city centre, St Marys Street makes an ideal addition to any investor's portfolio. The immediate surrounding area is mainly commercial in character comprising local and specialist shopping with adjoining users being Corals Bookmakers and a food outlet.

One of the biggest benefits to the area is the regeneration projects that have taken place over recent years, with a multitude of modern flats bringing further footfall to the local area.

The premises comprise a large purpose-built ground floor lock-up retail unit previously trading as a Tesco supermarket, with the first floor being a disused snooker club. The property forms part of a larger two storey building thought to have been constructed in the 1970's as a block of retail units. The main structure appears to be steel framed having brickwork elevations under a flat roof. The shop has a shop front and fascia with fitted security shutters, along with the additional benefit of a rear service road leading to a rear loading bay.

ACCOMMODATION

Commercial Floor Areas	Sq.Ft	Sq.M
Unit 1	2,060	191.5
External Rear Terrace	484	45
Unit 2	1,165	108.3
Total NIA	3,709	344.8

Areas stated are on a Net Internal Area basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition

PLANNING

Under the new planning regulations, we believe that the current permitted use of the ground floor to be use class 'E' which includes uses such as retail, professional services, café, health clinics, indoor recreation/sport and office.

EPC

Asset Rating 109 (B & E)

RATES

Rateable Value TBC

The 2023/2024 standard multiplier is 0.512 (51.2p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

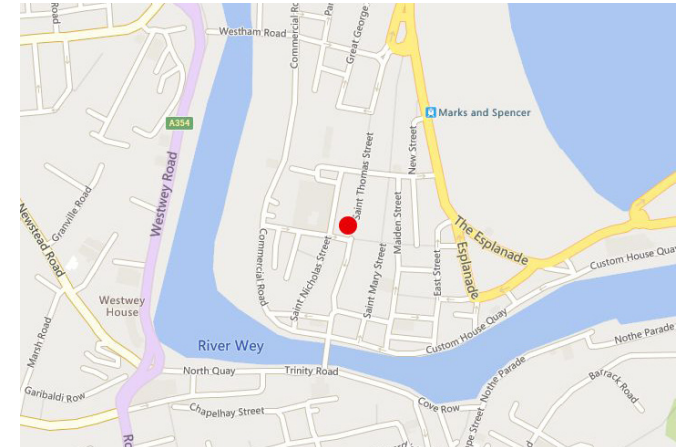
TERMS

The premises are available by way of new full repairing and insuring leases, term and rent review pattern to be agreed, at the following commencing rents:

Unit 1: £40,000 per annum, exclusive

Unit 2: £25,000 per annum, exclusive

Units 1 & 2: £65,000 per annum, exclusive



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the



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