



## SITUATION

Close to the junction with The Esplanade and the Beach, in the town's main pedestrianised retail thoroughfare, nearby multiples such as **M&S, Costa, Nationwide, Scrivens, Goadsby, Bonmarche** and many others together with a wide variety of independent traders.

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 **2 Ground Floor Shops** with separate front access to **4 Self-Contained Flats** on first, second and third floors.

**VAT is applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 105a (Ground Floor Shop)	Gross Frontage Internal Width widening at rear to Shop & Built Depth WC	14'10" 13'9" 26'5" 33'11"	K. Gilbert t/a Tattoo Morningstar	5 years from 1st March 2025 <b>(Renewal of a previous lease - in occupation since May 2019)</b>	£15,000	Effectively FRI by way of Service Charge. <b>Rent Review 2028.</b> <b>Note: £2,000 Rent Deposit held.</b>
No. 105b (Ground Floor Shop)	Gross Frontage Internal Width Shop & Built Depth WC	13'9" 11'9" 34'9"	Weymouth British Vape Company Ltd (Vape Store)	7 years from 1st December 2024	£12,000	Effectively FRI by way of Service Charge. <b>Rent Review 2029.</b>
Flats 1–4, 105 St Mary Street	4 Flats – Not inspected.		Various	Each 125 years from 1st January 2019 & 1st January 2020	£400 <b>(£100 per Flat)</b>	Each Effectively FRI by way of Service Charge.
					<b>Total: £27,400</b>	

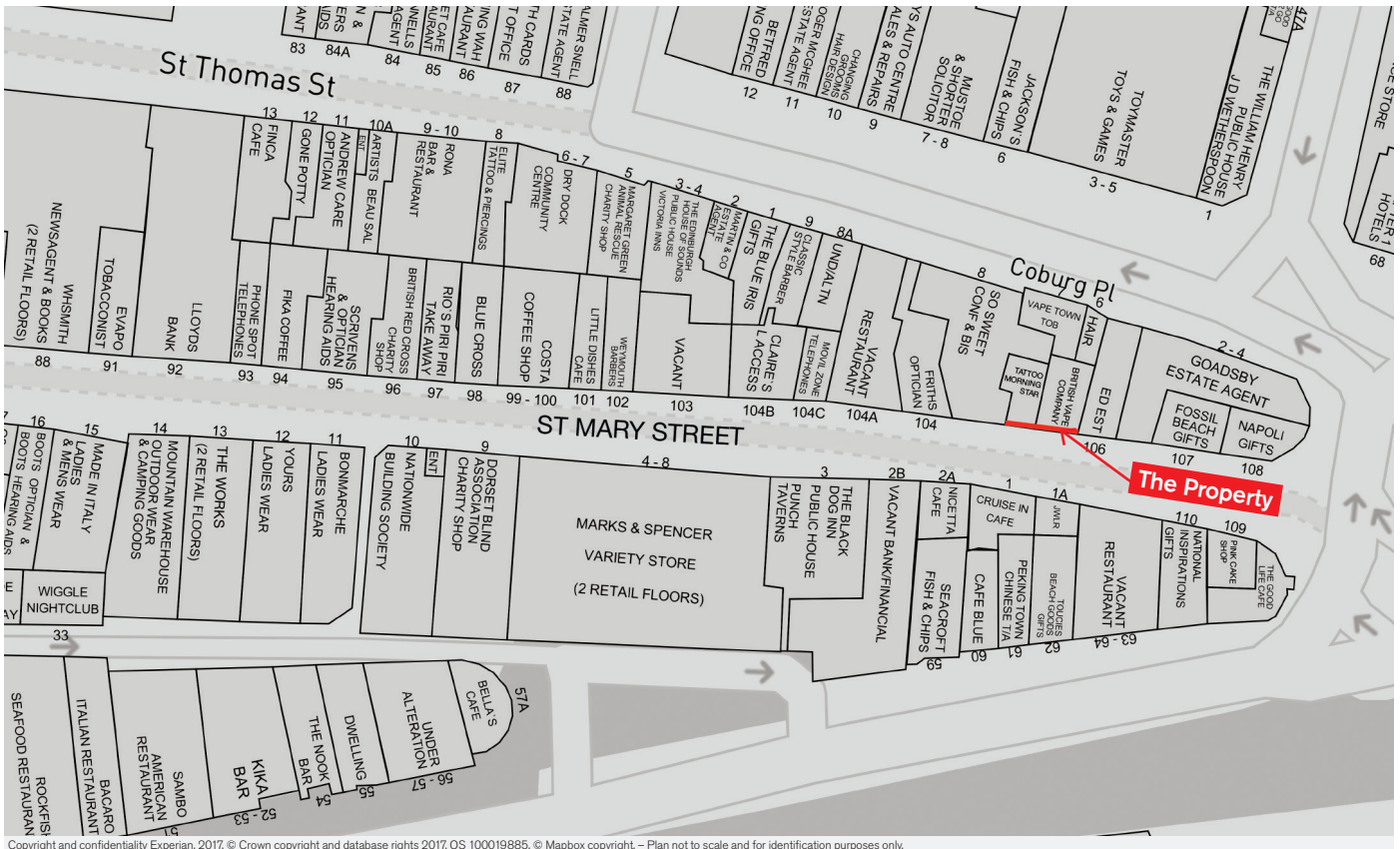
**Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.**







View up St Marys Street towards Property



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#### Vendor's Solicitors

Broomfields Solicitors

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**£27,400** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**