



SITUATION

Close to the junction with The Esplanade and the Beach, in the town's main pedestrianised retail thoroughfare, nearby multiples such as **Costa, Nationwide, Scrivens, The Works, Bonmarche** and 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 (each sold-off on long leases)** 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 (Renewal of a previous lease – in occupation since May 2019)	£15,000	Effectively FRI by way of service charge. Rent Review 2028. Note: £2,000 Rent Deposit held.
No. 105b (Ground Floor Shop)	Gross Frontage Internal Width Shop & Built Depth WC	13'9" 11'9" 34'9"				
Flats 1–4, 105 St Mary Street	4 Flats – Not inspected.		Various	Each 125 years from 1st January 2019 & 1st January 2020	£400 (£100 per Flat)	Each Effectively FRI by way of service charge.
					Total: £29,800	

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



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885. © Mapbox copyright. – Plan not to scale and for identification purposes only.

Vendor's Solicitors

Broomfields Solicitors

Tel: 01455 559 444 Ref: Harrison Shelton

Email: harrison.shelton@broomfields.uk.com

£29,800 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'**