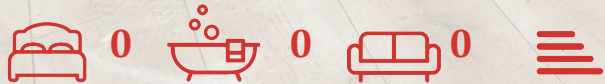




**Stanley Street**  
Weymouth, DT4 7JB



**£800 PCM**

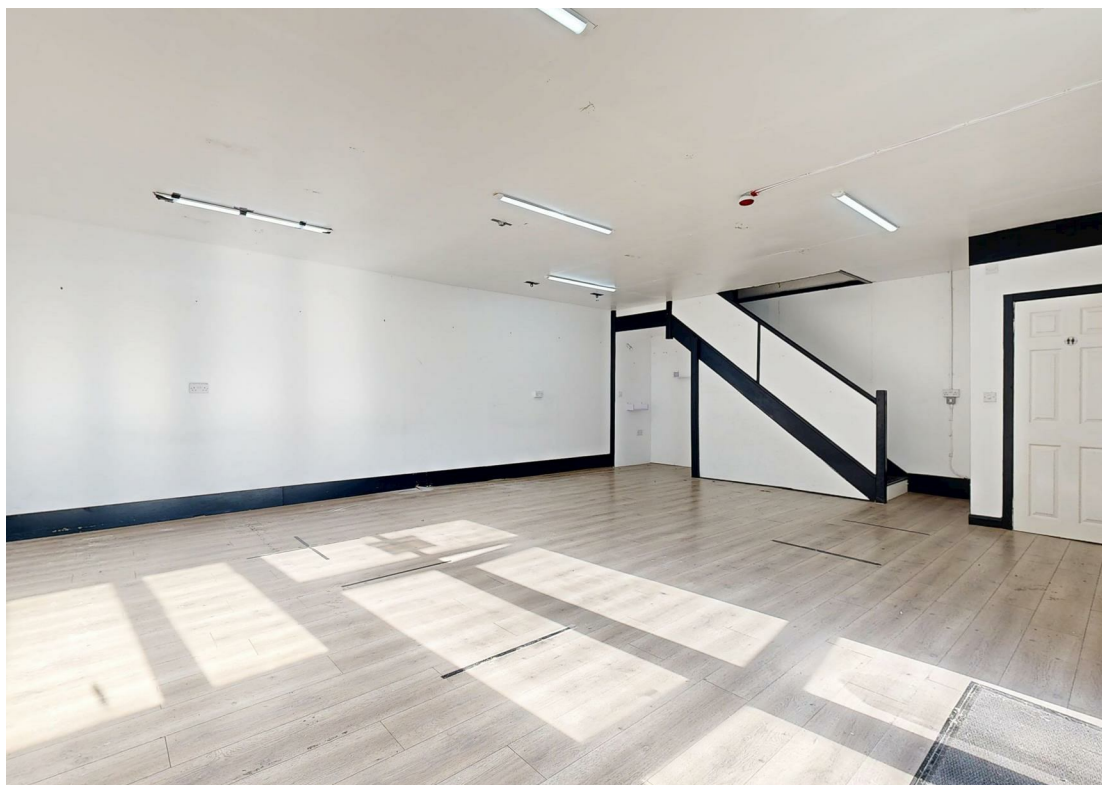




## Stanley Street

Weymouth, DT4 7JB

- Available for long term let
- Secure Parking
- Small Business Rate Relief Available
- Electric Roller Garage Door To front
- Available now
- Moments from Town Centre
- Gas Central Heating
- Viewings Recommended
- Stones Throw From The Beach
- EPC =





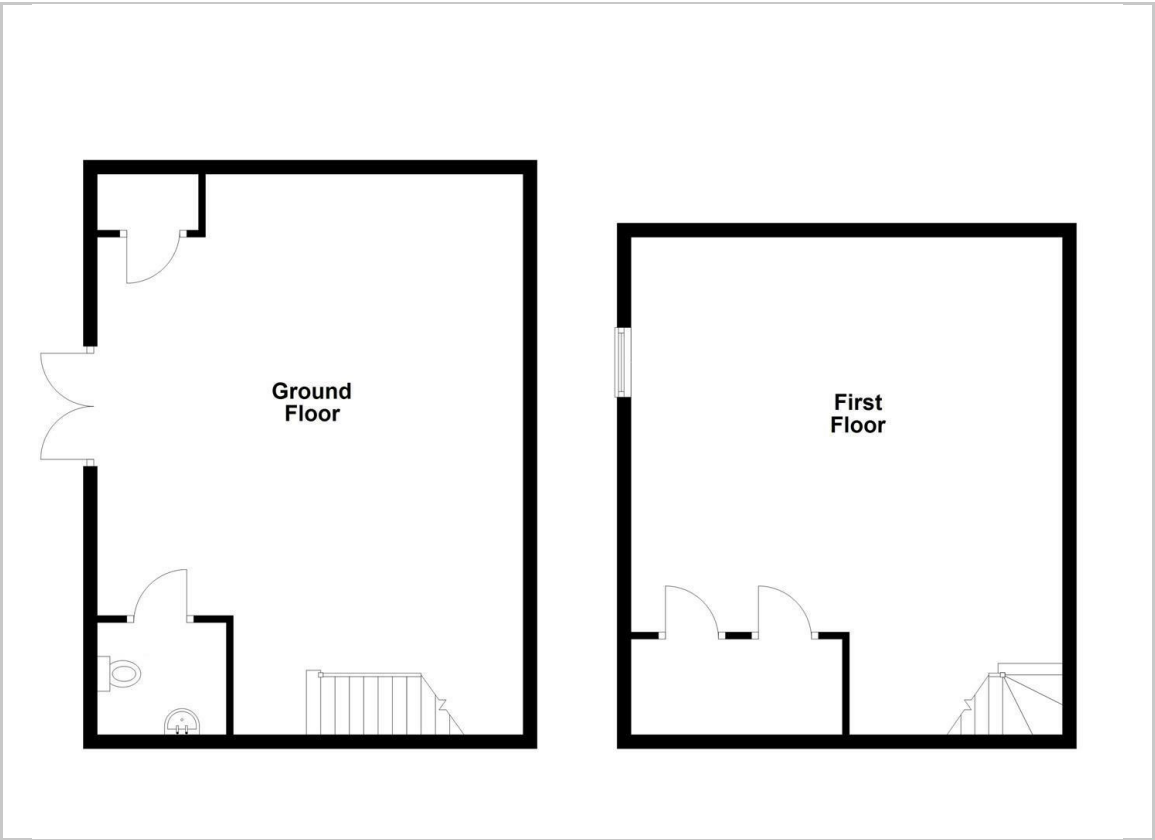


AVAILABLE NOW TO LET, this impressive TWO-STOREY commercial unit presents an exceptional opportunity for a variety of business ventures. With its prime location, the property is conveniently situated just a stone's throw away from the bustling town centre and the picturesque beach, making it an ideal spot for attracting both locals and tourists alike.

The unit boasts a wide range of potential uses, allowing for flexibility in how it can be utilised. Whether you envision a retail space, professional valet service, or an office, the possibilities are abundant. The secure electric roller doors provide peace of

mind, ensuring that your business assets are well-protected.

Available now for viewings, this commercial property is ready for you to explore and envision your future endeavours. With its strategic location and versatile space, this unit is a rare find in Weymouth's vibrant market. Do not miss the chance to make this property the new home for your business aspirations.



**Ground Floor**  
20'1 x 26'5 (6.12m x 8.05m)

**Top Floor**  
20'4 x 23'4 (6.20m x 7.11m)

**Tenant Fee's**

**Pet Policy -**

In the event a tenancy is agreed with the permission for a pet to reside at the address an additional rent charge of £25 PCM will be charged.

**Holding Deposit (per tenancy) — One week's rent.**

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

**Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.**  
This covers damages or defaults on the part of the tenant during the tenancy.

**Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.**  
This covers damages or defaults on the part of the tenant during the tenancy.

**Unpaid Rent**

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

**Lost Key(s) or other Security Device(s)**

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

**Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.**

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.** To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**Early Termination (Tenant's Request)**

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	