

gth



LOCK UP SHOP

TO LET

128 Abbotsbury Road, Weymouth, Dorset, DT4 0JS

- Ground floor lock up shop
- 101.2 sq m (1,090 sq ft)
 - Forecourt
- New lease, flexible terms

£9,000 per annum, exclusive

LOCATION

The property is located along Abbotsbury Road in Weymouth. The town centre is approximately 0.6 miles to the east. Dorchester is approximately 8 miles to the north.

DESCRIPTION

A ground floor lock up shop comprising retail area, rear store, WC and a forecourt of approximately 22'0" wide x 11'0" deep.

ACCOMMODATION

Retail Area	905 Sq Ft	84.07 Sq M
Rear Store	185 Sq Ft	17.19 Sq M
Total	1,090 Sq Ft	101.23 Sq M

NOTE

The property is available from 1st November 2023.

BUSINESS RATES

A search on the Valuation Office Agency website revealed that the Rateable Value is £5,600.

EPC

The EPC rating for this property is D (94).

TERMS

A new effectively full repairing and insuring lease, terms to be negotiated. Rent - £9,000 per annum, exclusive, subject to contract.

VAT

We have been advised that VAT is not payable on the rent.

LEGAL COSTS

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

NOTE

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyance before agreeing or signing a business tenancy agreement.

The Code is available through professional institutions and trade associations or through the website:-

www.leasingbusinesspremises.co.uk

VIEWING

Strictly by appointment with sole agents:-

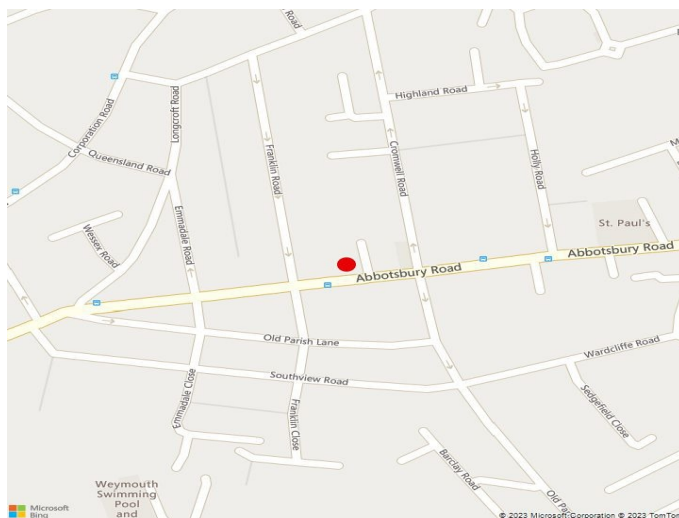
Tim Wright

Greenslade Taylor Hunt

Westgate House, 45 High West Street, Dorchester, Dorset, DT1 1UT

T: 01305 230872

E: tim.wright@gth.net



Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

GREENSLADE TAYLOR HUNT

www.gth.net