



**63-64 The Esplanade, Weymouth, DT4 8DE & 111-112 St Mary Street DT4 8PB**

Dual frontage restaurant and bar

**Lease Premium of £35,000 (Rent £35,000 pa) or Building For Sale POA**

**Symonds  
& Sampson**

ESTABLISHED 1858

63-64 The Esplanade, DT4 8DE &  
111-112 St Mary Street, DT4 8PB  
Weymouth

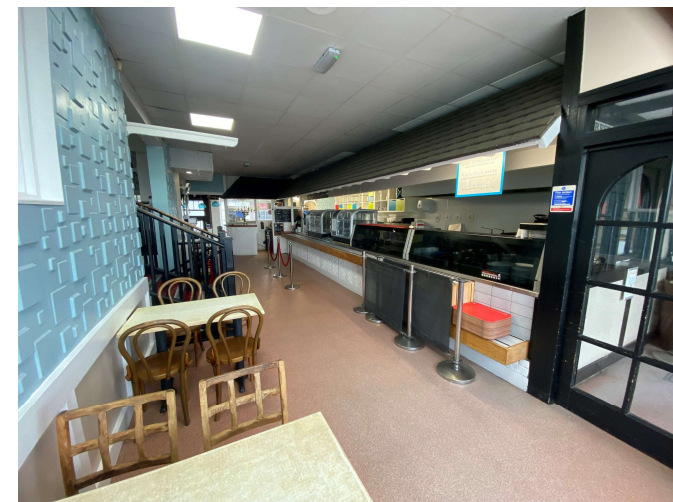
**Lease for sale at £35,000 Premium (£35,000pa  
rent) or Building For Sale (POA)**

- 5,309 sq ft
- Landmark restaurant and separate wine bar
- Both sea front and town centre frontage
- Beach outlook
- First time available since the 1920's
- Currently closed for season

Viewing

Strictly by appointment.

Dorchester Commercial office on 01305 261008





### The Property

Available for the first time in many years is this famous landmark restaurant and separate wine bar benefitting from dual frontage to both the waterfront and St Mary Street pedestrian area.

The Criterion restaurant is set over 2/3 floors with a lower and upper ground floor and serving area with kitchens above. The first floor has a separate Tiki themed wine bar to the front of the building with views over the beach. To the rear of this floor is a substantial fitted kitchen and stores with dumb waiters serving below. Overall covers are 120 inside with up to 40-50 more outside by separate Council Licence/some within own demise.

The versatile accommodation allows for different permutations of use during high and low seasons.

The upper two floors of the property are not in use and can be made available to purchaser/tenant by separate negotiation if required.

Total restaurant and bar accommodation 493m2 (5,309 sqft)

Rateable Value £39,250

Lease for sale at a Premium of £35,000 for chattels and goodwill (rent £35,000pa or purchase building (POA)).

### Situation

At the heart of Weymouth is the Criterion restaurant together with its wine bar at first floor. Weymouth is a highly popular all year-round destination famous for its beach and harbour.

### Directions

The Criterion is easy to find on the main waterfront close to the town centre. From Marks and Spencer simply follow The Esplanade north 50m. Alternatively, from town follow St Mary Street north and the restaurant is on the right just after Barclays Bank.

### Services

Mains water, electricity, gas and sewerage

### Local Authority

Dorset Council 01305 221000

### 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 should satisfy themselves independently as to VAT in respect of any transaction.

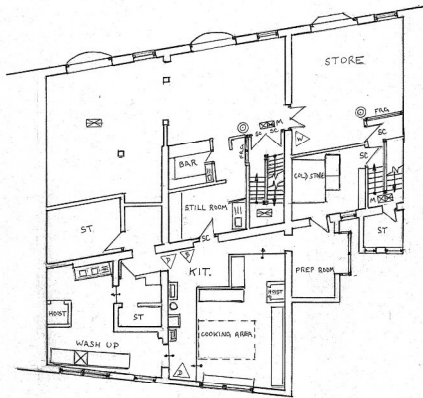
### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

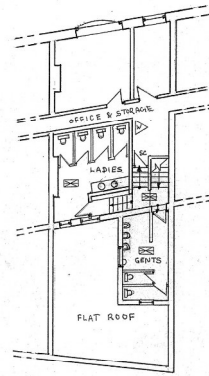
### Energy Performance Certificate

Awaiting EPC

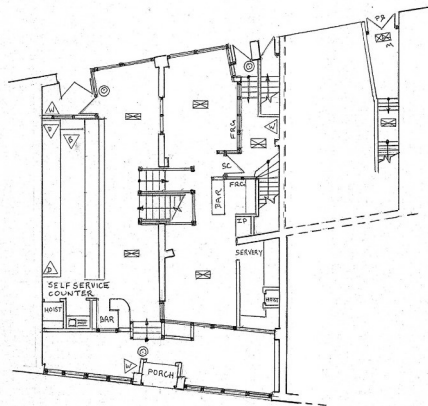
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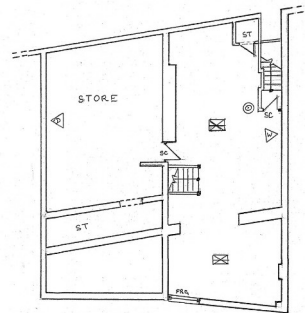
FIRST FLOOR



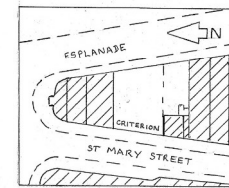
SECOND FLOOR



GROUND FLOOR



BASEMENT



BLOCK PLAN 1:500

## CRITERION RESTAURANT

111/112 St. Marys Street, Weymouth

SCALE 1:100

MAY 2005

PTC

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