

**Hull**  
**Gregson**  
**Hull** **FOR SALE**  
www.hgh.co.uk 01305 776666



Freehold, 50 St Mary Street, & 20 St Edmond Street, Weymouth, DT4 8PU

Asking Price £230,000 Ex-VAT

**FOR SALE**

- Freehold Investment opportunity
- Rental £19,200 per annum
- Main Shopping street
- Comprising 2 Shop units
- 2x Ground rents
- Close to Harbour

## THE PROPERTY

A Freehold Investment Opportunity comprising of a corner property at the southern end of St Mary Street close to Weymouth's picturesque harbourside. the property offers two commercial shop units, the main being 50 St Mary Street currently let as a cafe at £14,000 per annum on a 10 year lease with a rent review in 2026, There is also 20 St Edmond Street let at £5,200 per annum on a 3 year lease from 2022. there are also 2 £25 ground rents due from two flats upstairs that have been sold on 999 year leases

### 50 St Mary Street - Cafe

1. 50, St. Mary Street, Weymouth (ground floor unit).

Lease Term: 20 Years from Aug 2023

Break Clause: NONE

Passing Rent: £14,000 per annum, payable quarterly in advance;

Rent Review (upward only): Every 5 years

### 20 St Mary Street

20, St. Edmund Street, Weymouth (ground floor unit).

Lease Term: 3 Years from 11 February 2022

Break Clause: 10 August 2023;

Passing Rent: £5,200 per annum, payable quarterly in advance;

Rent Review: None;

### Upper Floor

Flats 1 (first floor) and 2 (second floor) above:

Sold on 999 year lease from 1980s - ground rent £25 per annum.

### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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