

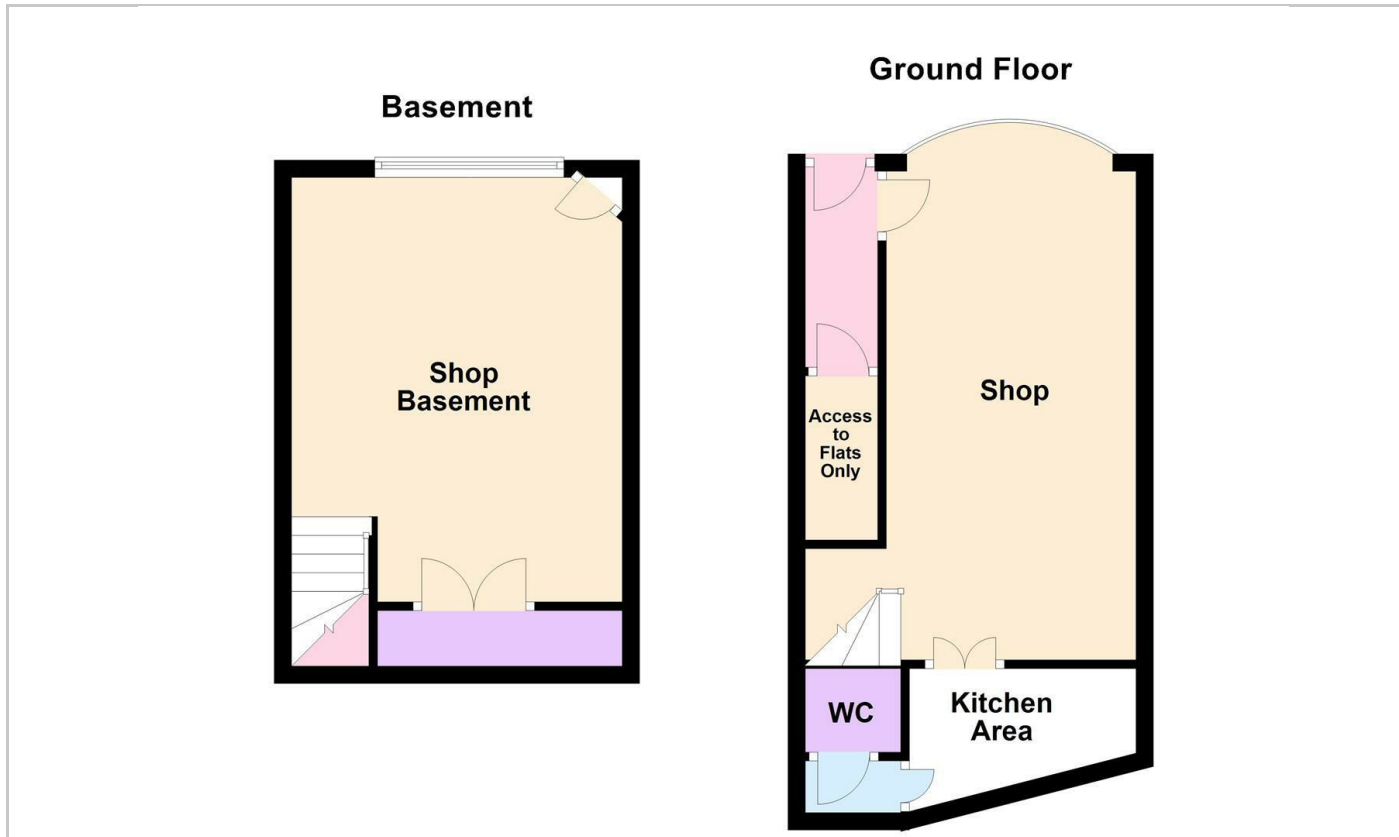


Shop, 15 Bond Street, Weymouth, DT4 8HF

Price Guide £80,000 Ex-VAT

FOR SALE

- Shop Unit For Sale
- Tenants Paying £9,600
- Close to The Award Winning Beach
- Rateable Value - £4,100pa
- Tenanted Until June 2025
- Will Come with 1 quarter share of the Freehold
- On The Outskirts of The Town Centre
- EPC Rating - Band D



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

THE PROPERTY

A great opportunity to own this shop unit close to the Award Winning Weymouth Beach and town centre. Held on a leasehold with a 999 year lease and has a 1/4 share of the freehold.

Shop Unit
10'5" x 18'8"

A 2 tier shop unit with large window to front, kitchenette and staff toilet to the rear with stairs leading down to the basement floor.

Kitchenette
6'10" x 8'5"

(Max Measurements due to irregular shape) Staff kitchen with rolled edge work surface and stainless steel wash hand basin. Door off the kitchen give access to the wc.

WC

Low level wc and pedestal wash hand basin.

Basement
11'9" x 18'8"

Downstairs retail space or basement storage.

Rateable Value - £4,100

Valuation from 1st April 2023 to present.

Tenant Information

The current tenant is on a 4 year lease that started in June 2021 with a rent review at June 2024.

1 months rent taken as deposit.

EPC Rating - Band D

Leasehold Information

Held on a leasehold with a 999 year lease , you will also own 1/4 of the freehold.

