

Hull  
Gregson  
Hull



Mac 3 Barbers

Traditional English Barbers



Mac 3 Barbers  
Grooming with Style

With a Modern Twist

@mac3barbers\_weymouth

MICRO PUB

Permit  
holders  
of  
1 hour  
Not return  
within 1 hour



1 Great George Street, Weymouth, DT4 8NN

£8,000 Ex-VAT

Shop

- Vacant Shop Unit
- Popular Location
- Rateable Value - £8,200
- Lock up Unit
- Class E
- Outskirts Of Town Centre
- EPC Band - TBC

## THE PROPERTY

Available to let at £8,000 Per Annum is this lock up shop unit in Great George Street located next to Weymouth Library just off Weymouth's main shopping streets. Great George Street is occupied by a wide range of local independent traders with this unit suitable for a wide range of potential uses subject to planning permission. The shop has been well maintained and is available on a new lease with terms to be agreed with a minimum term of one year

### Main Shop Area

26'6" x 10'8"

You enter via a shared door that leads into a short communal hallway with the flat above, there is a roller shutter door giving you access to the shop from the communal hallway. The shop offers a large window with curved feature window next to the entrance door.

### Rear Retail Area

19'7" x 9'6" max

This could easily be more retail space or storage for the front of the shop.

### Staff Room

13'11" x 6'3"

Sink Unit

### WC

5'8" x 5'1"

Situated under the stairs to the flat with a Low level wc and wash hand basin

### Lease & Rent

A new lease to be created term to be agreed with a rent of £8,000 per annum

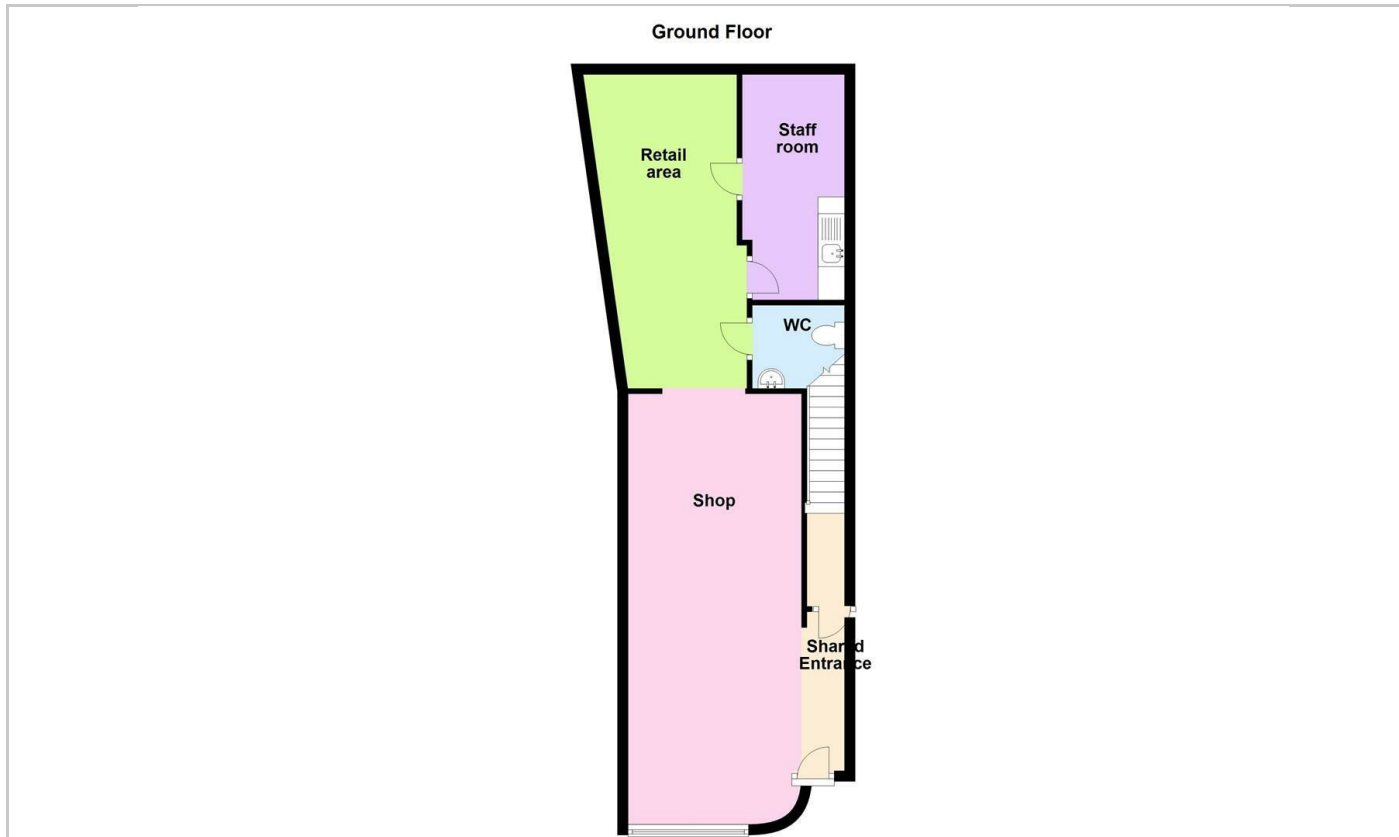
### Rateable Value

Rateable value £6500, This would come under the governments business rates relief scheme and therefore be rates free as long as it is the occupiers only commercial property

No Allocated Parking Provided

### 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



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