

Weymouth - 87 The Esplanade, Dorset DT4 7AP  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Weymouth - 87 The Esplanade, Dorset DT4 7AP

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £165,000
- Gross Initial Yield: 7.27%
- Rental Income: £12,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail shop t/a beautician
- Occupying a prominent beach front location only 100 yards from the prime retailing in Weymouth Town Centre.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 87 The Esplanade (Ground Floor)	Ground Floor: 45 sq m (480 sq ft) Reception, treatment rooms, storage	Individual	3 Years from 1 July 2022	£12,000	Note 1: FRI Note 2: Lease within Landlord & Tenant Act 1954
			<b>Total</b>	<b>£12,000</b>	



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### Property Description:

The property comprises prominent seafront ground floor retail shop t/a beautician, providing the following accommodation and dimensions:

Ground Floor: 45 sq m (480 sq ft)

Reception, treatment rooms, storage

### Tenancy:

The property is at present let to an Individual for a term of 3 years from 1<sup>st</sup> July 2022 at a current rent of £12,000 per annum and the lease contains full repairing and insuring covenants. Lease within Landlord & Tenant Act 1954.

### Tenure:

Long Leasehold. To be held on a 999 Year lease from completion at a ground rent of peppercorn.



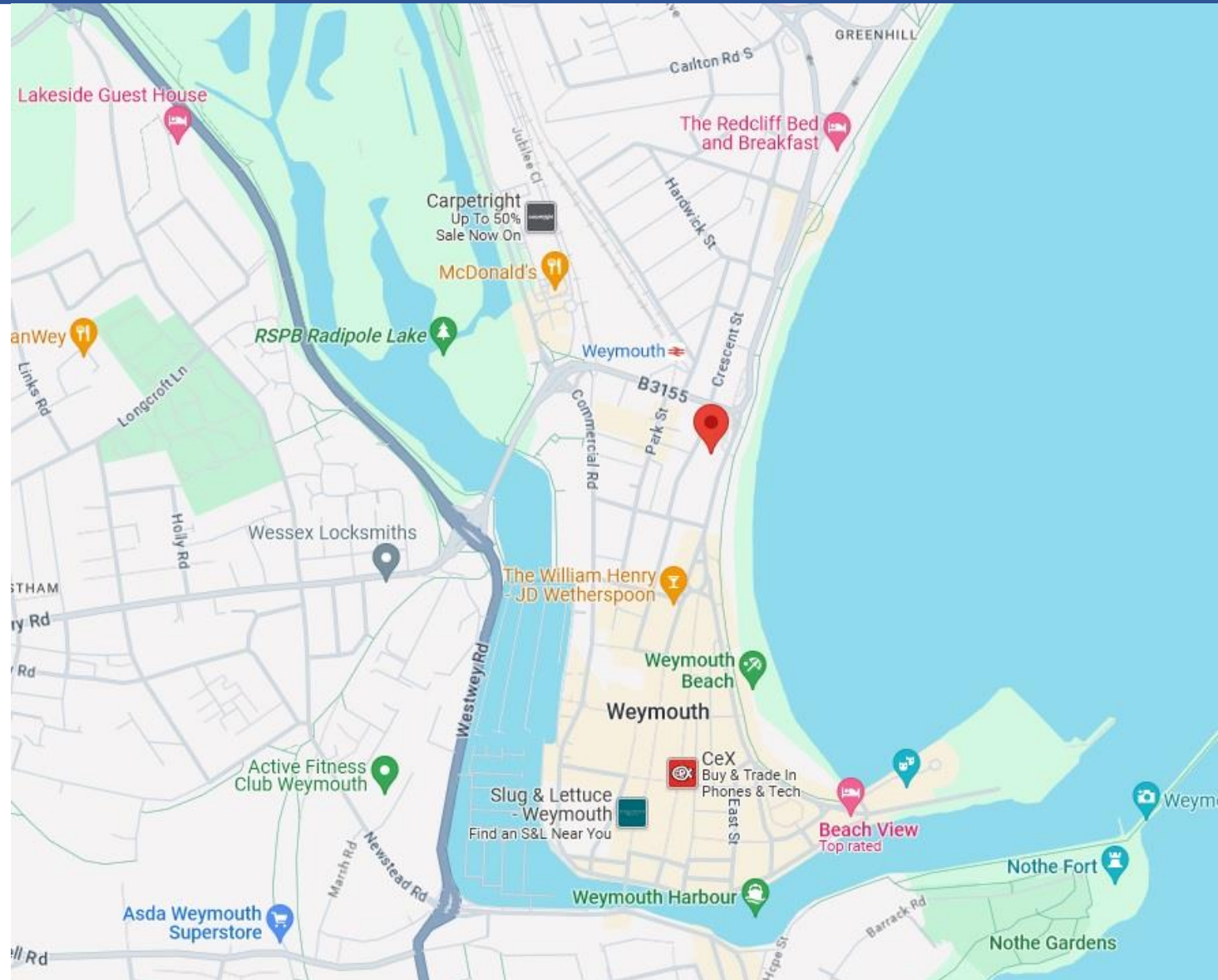
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### Location:

Occupying a prominent beach front location only 100 yards from the prime retailing in Weymouth Town Centre and multiples such as McDonalds, KFC, Sports Direct and Matalan. Weymouth is a popular and attractive South Dorset coastal resort, which benefits from high levels of tourism in the summer months and enjoys good road access from the A35 via the A354



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

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