

Weymouth - 88 The Esplanade, Dorset DT4 7AP
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Weymouth - 88 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 café
- Property benefits from seating/retail outdoor area at front
- 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. 88 The Esplanade (Ground Floor)	Ground Floor: 42 sq m (453 sq ft) Reception, treatment rooms, storage	Individual	3 Years from 19 January 2022	£12,000	Note 1: FRI Note 2: Lease within Landlord & Tenant Act 1954
			Total	£12,000	

Weymouth - 88 The Esplanade, Dorset DT4 7AP

Virtual Freehold Retail Investment



Property Description:

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

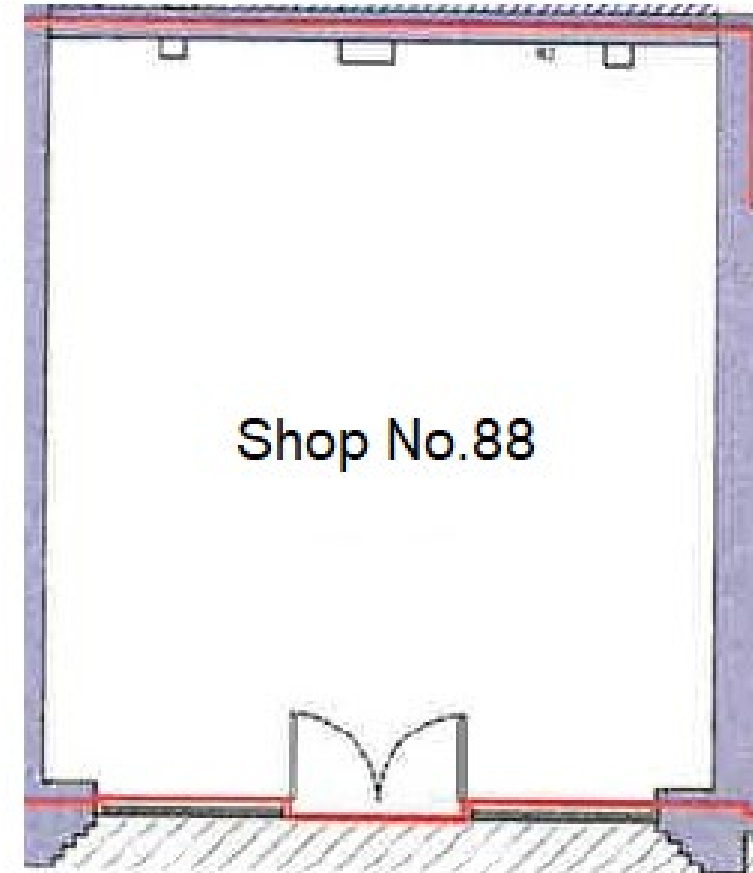
Ground Floor: 42 sq m (453 sq ft)
Open plan seating area, kitchen, storage

Tenancy:

The property is at present let to an Individual for a term of 3 years from 19th January 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.



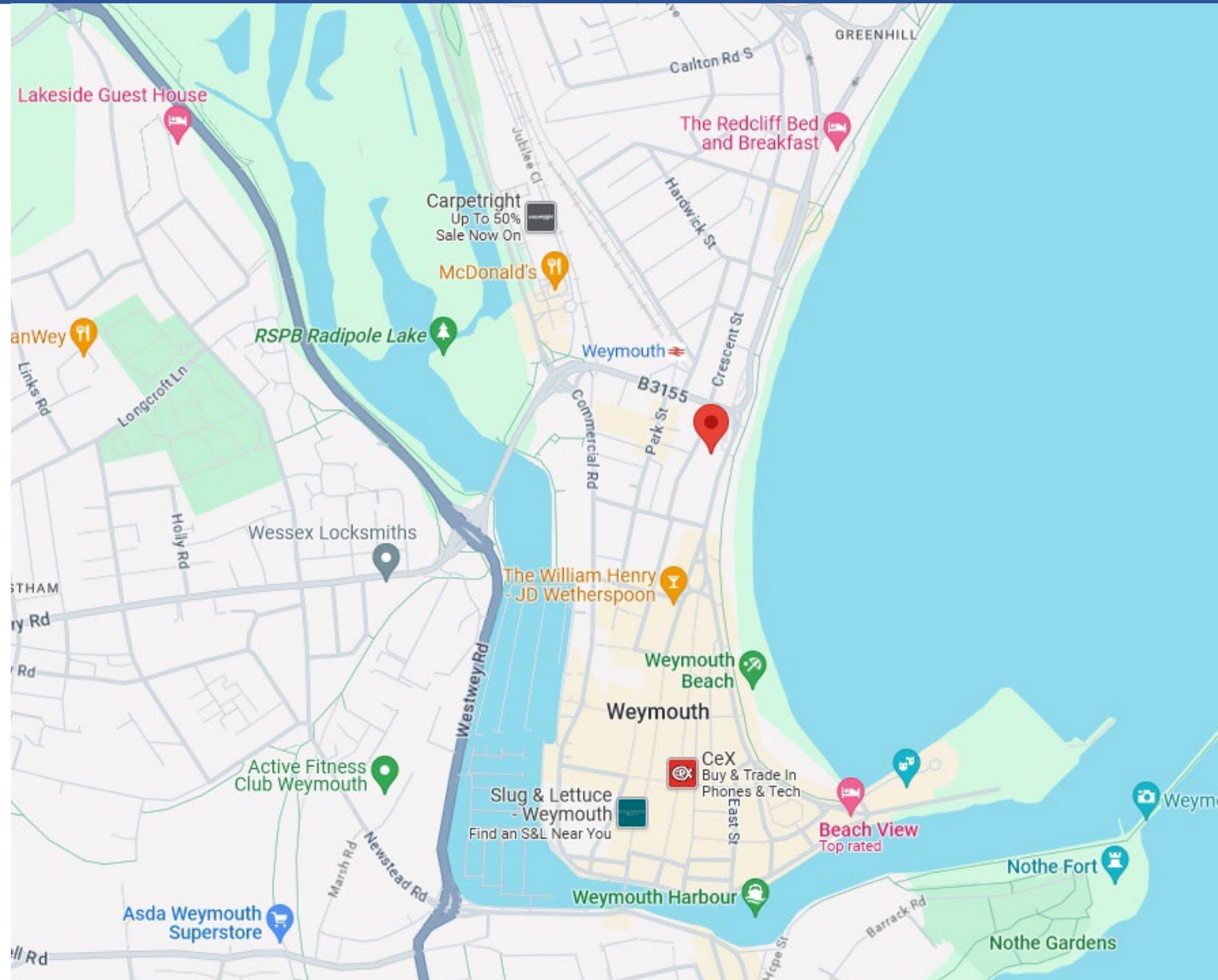
Weymouth - 88 The Esplanade, Dorset DT4 7AP

Virtual Freehold Retail Investment



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



Weymouth - 88 The Esplanade, Dorset DT4 7AP

Virtual Freehold Retail Investment

Contacts:

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



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.