

Weymouth - 89 The Esplanade, Dorset DT4 7AP
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

LIFESTYLE

Convenience Store

89 THE ESPLANADE WEYMOUTH

01305 781153

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Investment Consideration:

- Purchase Price: £140,000
- Gross Initial Yield: 7.14%
- Rental Income: £10,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail shop t/a convenience store
- 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. 89 The Esplanade (Ground Floor)	Ground Floor: 31 sq m (338 sq ft) Open plan retail area, storage	Individual	5 Years from 1 October 2022	£10,000*	Note 1: FRI Note 2: *Current rent is £8,000 p.a. Fixed increase to £10,000 p.a. in October 2024 until the remainder of the lease. Vendor will top up rent, so the buyer receives the equivalent of £10,000 p.a. from completion. Note 3: Lease within Landlord & Tenant Act 1954
Total				£10,000	

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Property Description:

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

Ground Floor: 31 sq m (338 sq ft)

Open plan retail area, storage

Tenancy:

The property is at present let to an Individual for a term of 5 years from 1st October 2022 at a current rent of £8,000* per annum and the lease contains full repairing and insuring covenants. Lease within Landlord & Tenant Act 1954.

*Fixed increase to £10,000 p.a. in October 2024 until the remainder of the lease. Vendor will top up rent, so the buyer receives the equivalent of £10,000 p.a. from completion.

Tenure:

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



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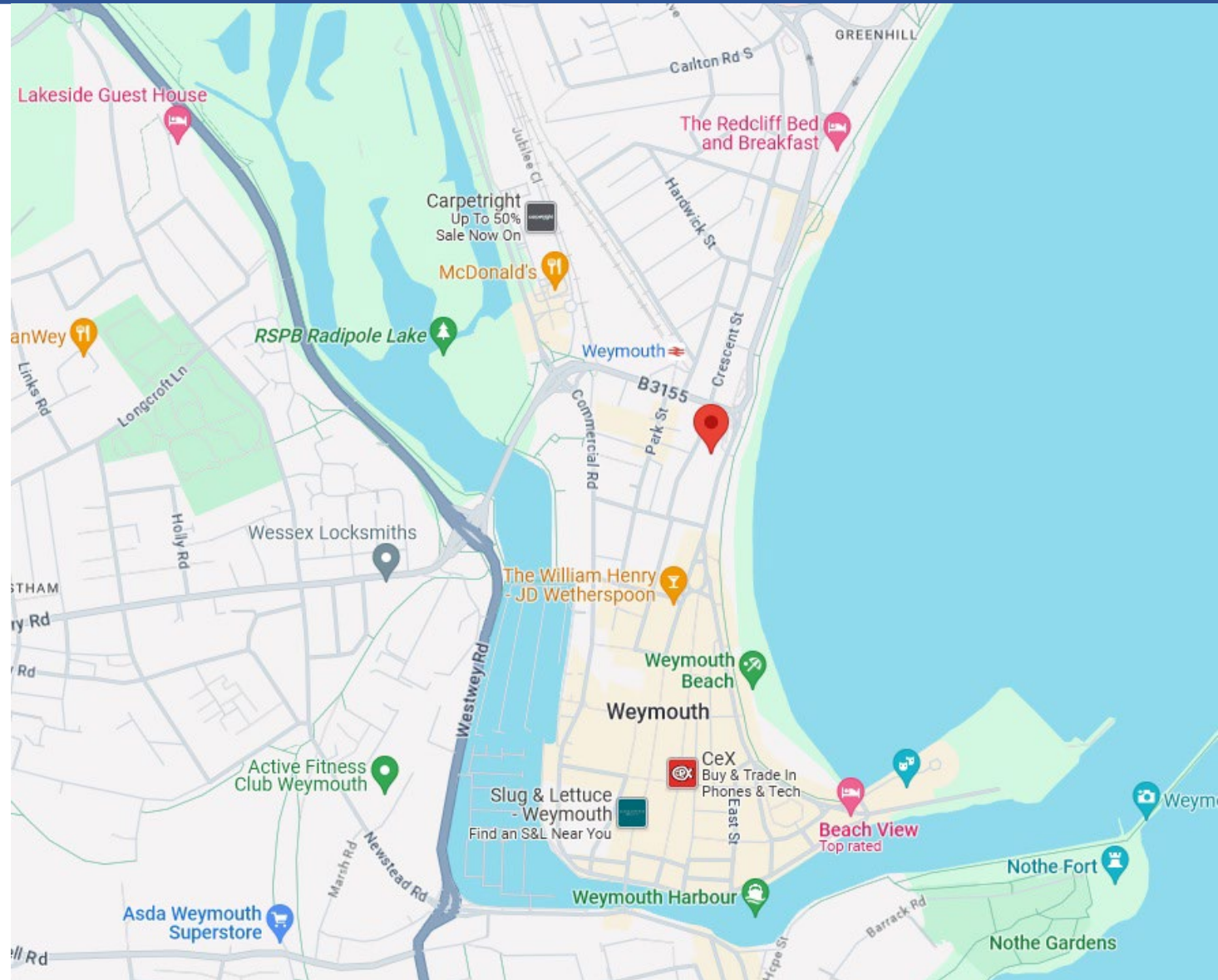
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Location:

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

PROPERTY INVESTMENT & DEVELOPMENT

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