

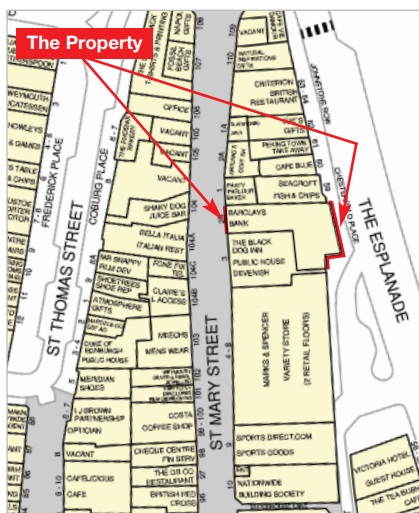
Weymouth

2 St Mary Street and 6-7 Chesterfield Place Dorset DT4 8PE

- **Attractive Freehold Bank Investment**
- Let to Barclays Bank plc on a lease expiring in 2026 (1)
- Upper floors with coastal views and future redevelopment potential
- Nearby occupiers include Marks & Spencer, Costa and Lloyds TSB Bank
- Located in pedestrianised position with frontages to St Mary Street and Chesterfield Place
- Rent Review 2016
- Current Rent Reserved
£60,000 pa

On the instructions of J Gershinson FRICS and A Packman MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure
Freehold.

Location

Weymouth, with a population of some 46,000, is a popular south coast resort town and port located approximately 8 miles south of Dorchester and 16 miles west of Bournemouth. The town is situated at the intersection of the A353 and A354 which in turn connects to the A35.

The property is situated in the town centre between St Mary Street and Chesterfield Place with coastal views overlooking Weymouth beach to the rear. It is 500 metres south of Weymouth Rail Station and 250 metres east of Weymouth Marina.

Occupiers close by include Marks & Spencer, Costa, Nationwide, Bon Marché and Lloyds TSB Bank.

Description

The property comprises a banking hall on the ground floor with basement storage and office/ancillary accommodation on the first, second and third floors. The property benefits from frontages to St Mary Street and Chesterfield Place to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage (St Mary Street)	6.65 m	(21' 10")
Gross Frontage (Chesterfield Place)	16.05 m	(52' 8")
Shop Depth & Built Depth	27.51 m	(90' 3")
Basement Storage	99.5 sq m	(1,071 sq ft)
First Floor Offices	183.0 sq m	(1,970 sq ft)
Second Floor Offices	138.5 sq m	(1,491 sq ft)
Third Floor Storage	50.0 sq m	(538 sq ft)

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 27th June 2006 at a current rent of £60,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a Schedule of Condition. (1) The tenant has an option to determine the lease at the end of the 10th and 15th years.

Upper Floors

The upper floors may be suitable for conversion to residential use, subject to the existing lease and obtaining all the necessary consents.

All enquiries should be made to the Planning Department at Dorset County Council. www.dorsetforyou.com

Tenant Information

For the year ended 31st December 2012, Barclays Bank plc reported a turnover of £0, a pre-tax profit of £99m, shareholders' funds of £59.978bn and a net worth of £52.063bn. (Source: riskdisk.com 30.05.2013)

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 80 Band D.

Viewings

A block viewing date has been arranged. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk. Photo identification will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 6 Weymouth**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Elena Solaro, Taylor Wessing. Tel: 0207 300 7000 Fax: 0207 300 7100 e-mail: e.solaro@taylorwessing.com