

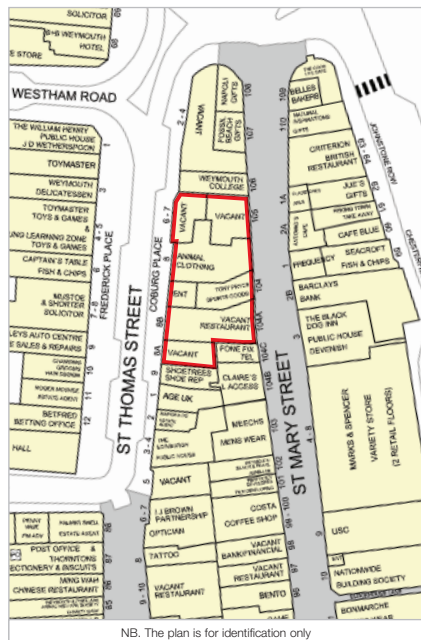
Weymouth
6-7 Coburg Place,
104F and
105 St Mary Street
Dorset
DT4 8NY

- **Freehold Shop Investment and Potential Residential Development**
- Comprising 6 shops and substantial upper parts
- Total area 2,168.8 sq m (23,346 sq ft) (1)
- Planning permission implemented for 7 flats plus lapsed planning permission for a further 3 (2)
- Pedestrianised town centre location close to Marks & Spencer
- Close to the sea front & 0.4 miles from Weymouth Rail Station
- Total Current Rents Reserved
£67,500 pa
plus four vacant shops

On behalf of Insolvency Practitioners

Deloitte.

SIX WEEK COMPLETION AVAILABLE



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 well located in the heart of Weymouth town centre and benefits from frontages to both St Thomas Street and the pedestrianised St Mary Street. The seafront is a short distance away and Weymouth Rail Station lies some 0.4 miles north of the property. Occupiers close by include Barclays Bank (opposite), Marks & Spencer, Costa Coffee, Bonmarché, Lloyds, WH Smith, HSBC, Boots, Dorothy Perkins and Nationwide amongst many others.

Description
This part Grade II listed property is arranged on ground and three (part four) upper floors to provide six ground floor shops together with extensive upper floors. The upper parts at 6-7 Coburg Place and 105 St Mary Street are accessed from within the shops as is the first floor at 104 St Mary Street (Units 1-2). The remainder of the upper floors above No. 104 (Units 1-2) are accessed via a self-contained entrance from Coburg Place. The upper floors at No. 104 (Unit 3) and 8A are accessed from stairs at the rear of Unit 3.

VAT
VAT is applicable to this lot.

Planning (2)
104 St Mary Street: on 7th April 2011, permission was granted by Weymouth & Portland Borough Council for 'Extension of time limit for implementation of planning permission for conversion of 2nd, 3rd and 4th floors to 7 flats (ref: 08/00065/FUL)'. The extension of time permission is registered with reference 11/00087/FUL.

105 St Mary Street: on 26th July 2013, permission was granted by Weymouth & Portland Borough Council (Ref: WP/13/00233/FUL) for 'Alterations to shop front and extension and conversion of upper floors to form 3 flats'. This has now lapsed. All enquiries should be made to Weymouth & Portland Borough Council. Tel: 01305 838000. Website Address: www.dorsetforyou.gov.uk

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

Energy Performance Certificate
For EPC Rating please see website.



No.	Present Lessee	Accommodation (GIA unless otherwise stated)	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
104 St Mary Street (Units 1 & 2) Part Ground and Part First Floor	H. Young (Operations) Limited (1) (t/a Animal and Tony Pryce Sports)	Ground Floor (Animal) 163.0 sq m (1,755 sq ft) Ground Floor (Tony Pryce) 106.0 sq m (1,141 sq ft) First Floor 235.5 sq m (2,535 sq ft) NB. Areas are NIA	10 years from 04.08.2014 Rent review 04.08.2019 Tenant's break option on 03.08.2019 subject to 6 months' notice FR & I	£67,500 p.a.	Rent Review 2019
104 St Mary Street (accessed from Coburg Place)	Vacant	Second Floor 271.0 sq m (2,917 sq ft) Third Floor 255.0 sq m (2,745 sq ft) Fourth Floor 87.5 sq m (942 sq ft)			
104 St Mary Street (Unit 3)	Vacant (former restaurant)	Ground Floor 105.5 sq m (1,136 sq ft) First Floor (No access) Second Floor 118.0 sq m (1,270 sq ft) Third Floor 118.5 sq m (1,276 sq ft) Fourth Floor 65.3 sq m (703 sq ft)			
105 St Mary Street	Vacant	Ground Floor 98.5 sq m (1,060 sq ft) First Floor 82.5 sq m (888 sq ft) Second Floor 80.5 sq m (867 sq ft) Third Floor 71.0 sq m (764 sq ft)			
6/7 Coburg Place	Vacant	Ground Floor 64.2 sq m (691 sq ft) First Floor 57.2 sq m (616 sq ft) Second Floor 49.0 sq m (527 sq ft)			
8A Coburg Place	Vacant	Ground Floor 43.3 sq m (466 sq ft) First Floor 35.0 sq m (377 sq ft) Second Floor 36.3 sq m (391 sq ft) Attic Floor 26.0 sq m (280 sq ft)			
		Overall Total (1) 2,168.8 sq m (23,346 sq ft)		Total £67,500 p.a.	

(1) Excluding first floor at 104 St Mary Street (Unit 3) - no access.

(3) For the year ending 31st December 2015, H Young (Operations) Ltd reported a turnover of £197.609m, a pre-tax profit of £10.998m, shareholders' funds of £66.772m and a net worth of £66.645m. (Source: Experian 12.09.2016.)