



### Tenure

Freehold.

### Location

Weymouth, with a population of some 52,000, 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 on the west side of St Mary Street, between its junctions with St Edmund Street and St Alban Street.

Occupiers close by include Poundstretcher (adjacent), Hays, Argos, McDonald's, CEX, Boots, Holland & Barrett and Carphone Warehouse, amongst others.

### Description

The property is arranged on ground and one upper floor to provide two shop units, both of which benefit from ancillary storage accommodation on the first floor.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsoy.co.uk](http://www.allsoy.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsoy.co.uk](mailto:viewings@allsoy.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 112 Weymouth**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
62	Trespass Europe Limited (1)	Gross Frontage 6.30 m Built Depth 24.95 m Ground Floor 137.25 sq m First Floor 38.95 sq m	(20' 8") (81' 10") (1,477 sq ft) (419 sq ft)	10 years from 26.11.2010 Rent review every 5th year FR & I (2)	£26,500 p.a.  Reversion 2020
62A & 62B	Vacant	Gross Frontage 6.75 m Built Depth 24.95 m Ground Floor (3) 109.00 sq m First Floor (3) 163.60 sq m	(22' 2") (81' 10") (1,173 sq ft) (1,761 sq ft)	—	—

(1) Established in 1938, Trespass is one of the UK's most successful outdoor clothing retailers, with a large number of stores across the UK and mainland Europe. Website Address: [www.trespass.com](http://www.trespass.com)  
For the year ended 30th June 2017, Trespass Europe Limited did not report a turnover or a pre-tax profit, but reported shareholders' funds and a net worth of £142,543. (Source: Experian 10.12.2018.)

(2) Excluding liability for insured risks

(3) Not inspected by Allsop, area taken from [www.voa.gov.uk](http://www.voa.gov.uk)

**Total £26,500 p.a.**

## Weymouth

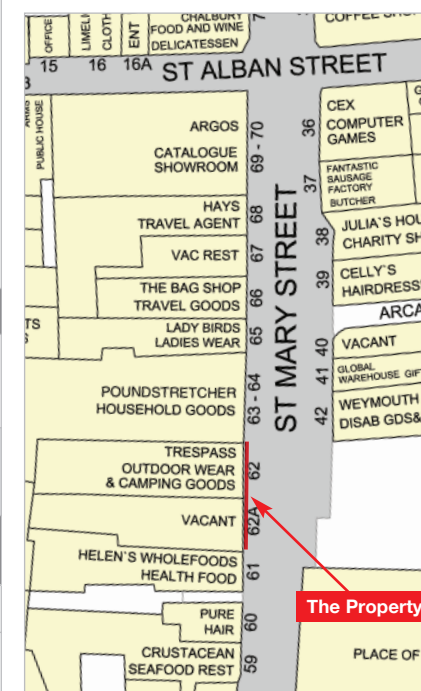
### 62 St Mary Street Dorset DT4 8PP

- **Freehold Shop Investment**
- Comprising two shops
- One shop let to Trespass Europe Limited until 2020 (no breaks), the other offered vacant
- Pedestrianised town centre location
- Total Current Rent Reserved

**£26,500 pa**  
**plus vacant possession of one shop**

**On the Instructions of a  
Major UK Fund Manager**

**SIX WEEK COMPLETION  
AVAILABLE**



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** R Adam Esq, Gowling WLG. Tel: 0207 759 6596 e-mail: [robert.adam@gowlingwlg.com](mailto:robert.adam@gowlingwlg.com)