



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 26 miles west of Bournemouth. The town is located at the intersection of the A353 and A354 which in turn connects to the A35. The property is situated in a conservation area on the eastern side of St Mary Street near its junction with St Alban Street. Occupiers close by include Holland & Barrett (adjacent), Argos, Carphone Warehouse, Vodafone, Everything Everywhere, Boots, Halifax Bank and McDonald's.

Description

The property is Grade II Listed and arranged on ground and two upper floors to provide a shop on the ground floor and ancillary space on the first and second floors.

The property provides the following accommodation and dimensions:

Gross Frontage	6.75 m	(22' 2")
Net Frontage	6.05 m	(19' 10")
Shop Depth	13.35 m	(43' 9")
Built Depth	18.00 m	(59' 1")

Ground Floor Sales	86.8 sq m	(934 sq ft)
First Floor	51.8 sq m	(557 sq ft)
Second Floor	51.6 sq m	(556 sq ft)
Total	190.2 sq m	(2,047 sq ft)

Areas taken from www.voa.gov.uk

Tenancy

The entire property is at present let to BRITISH HEART FOUNDATION for a term of 15 years from 4th January 2012 at a current rent of £35,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant's option to break on 4th January 2022.

Tenant Information

No. of Branches: Over 700.

Website Address: www.bhf.org.uk

With over 50 years of history, BHF is a charity organisation and the biggest funder of heart research in the UK. (Source: www.bhf.org.uk)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 81 Band D (Copy available on website).

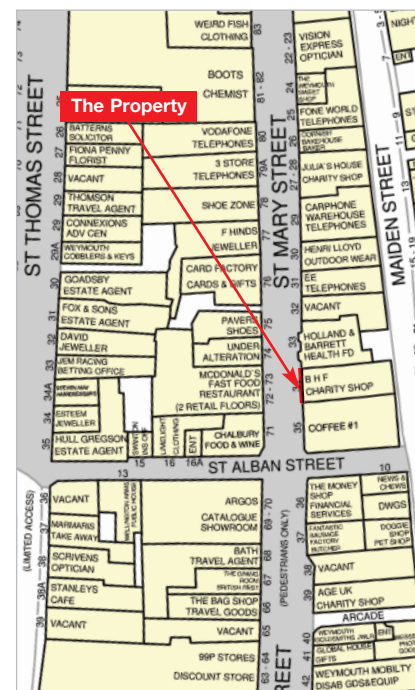
Weymouth

34 St Mary Street, Dorset DT4 8PN

- Freehold Shop Investment
- Let to British Heart Foundation on a lease expiring 2027 (1)
- Grade II Listed
- Pedestrianised street in the town centre
- Rent Review 2017
- Current Rent Reserved

£35,000 pa

**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 N Francombe Esq, Clarke Willmott. Tel: 0845 209 1707 e-mail: nick.francombe@clarkewillmott.com