sibbett gregory

To Let

Prime Unit

75 St. Mary Street, Weymouth, DT4 8PJ

Prime shop to let

- Prime position on St Mary Street benefiting from high footfall
- Ground floor sales with upper floor ancillary space
- Adjacent to various national retailers
- Available on a new FRI lease

75 St. Mary Street, Weymouth, DT4 8PJ

LOCATION

Weymouth is a popular and attractive South Dorset coastal town with a resident population of approximately 53,000 and is located 7 miles south of Dorchester. During the summer months the town benefits from a high number of visits from holiday makers and tourists. Major multiple retailers represented in the town include Debenhams, Marks & Spencer, New Look, Boots, WH Smith etc.

DESCRIPTION

The property comprises a ground floor shop unit with storage facilities at first and second floor levels and is situated in a prime pedestrianized trading location on St Mary Street. The property adjoins Saltrock and Card Factory and other nearby occupiers include McDonalds, Holland & Barrett, EE, Greggs, Vodafone, Vision Express, Pandora etc.

ACCOMMODATION

The accommodation comprises of the following

Floor/Unit	Description	Sq ft	Sq m
Ground	Sales	1,208	112.23
Ground	Storage/Sales	391	36.33
1st	Storage/Ancillary	622	57.79
2nd	Storage/Ancillary	179	16.63
Total		**2,400**	**222.98**

TENURE

The property is available by way of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent review.

RENT

£35,000 per annum exclusive of VAT and business rates.

VIEWING

Strictly by appointment via Sibbett Gregory or our joint agents, Rob Alston Retail.

SUMMARY

Available Size	2,400 sq ft
Rent	£35,000 per annum
Rateable Value	£35,500 Interested parties are encouraged to make their own enquiries regarding rates payable.
EPC Rating	C (89)

VIEWING & FURTHER INFORMATION

Alastair Knott

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More properties @ www.sibbettgregory.com

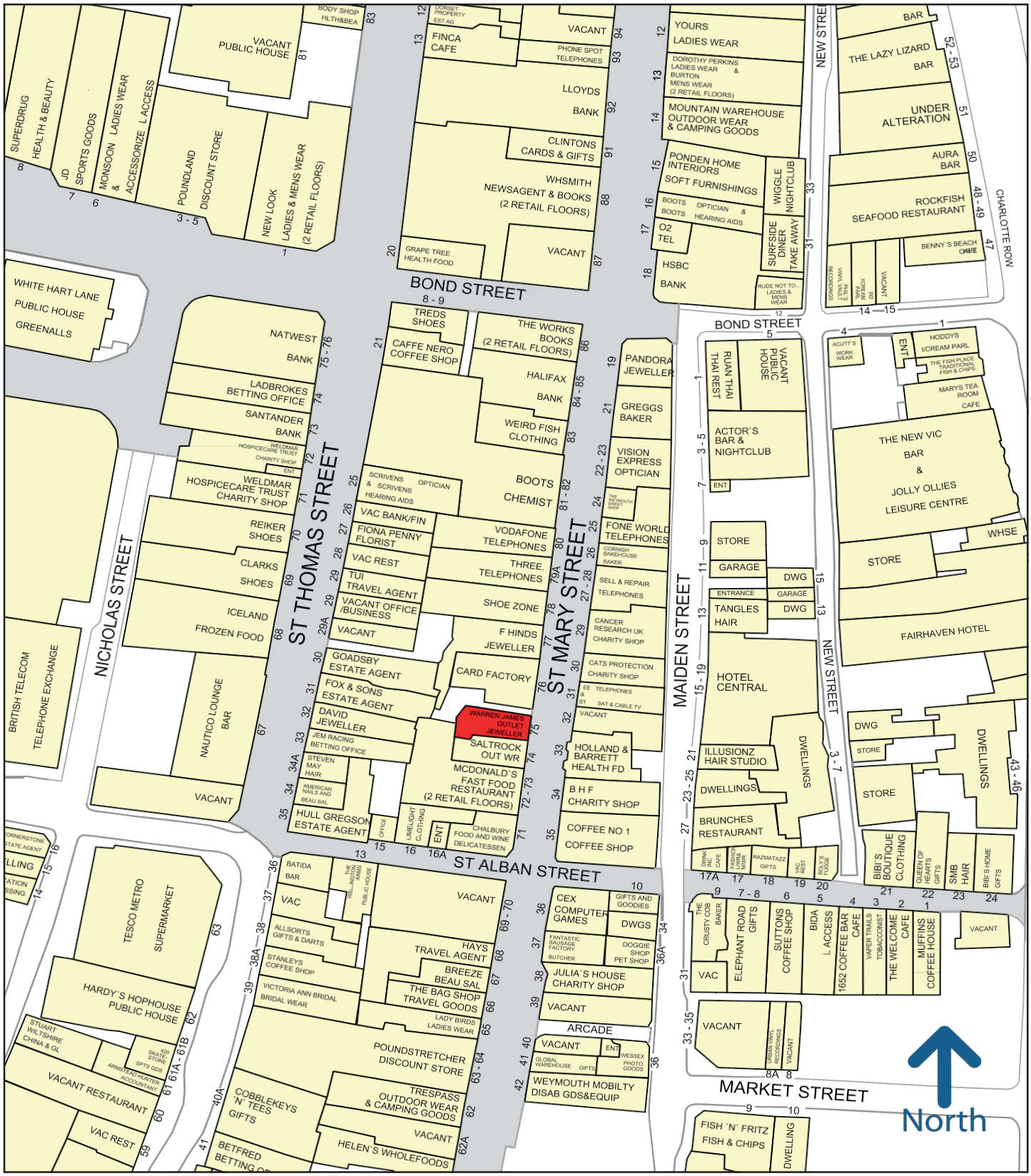
FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any

Warren James
Welcome Back!

Warren James
SALE

Warren James
SALE

Warren James
CLEARANCE SALE
SALE


BOND STREET
ST THOMAS STREET
ST MARY STREET
NICHOLAS STREET
MAIDEN STREET
NEW STREET
ST ALBAN STREET
MARKET STREET
ARCADE
CHARLOTTE ROW
VACANT PUBLIC HOUSE
SUPERDRUG HEALTH & BEAUTY
JD SPORTS GOODS
MONSOON LADIES WEAR & ACCESSORIZE L ACCESS
POUNDLAND DISCOUNT STORE
NEW LOOK LADIES & MENS WEAR (2 RETAIL FLOORS)
FINCA CAFE
LLOYDS BANK
CLINTONS CARDS & GIFTS
WHSMITH NEWSAGENT & BOOKS (2 RETAIL FLOORS)
GRAPE TREE HEALTH FOOD
YOURS LADIES WEAR
DOROTHY PERKINS LADIES WEAR & BURTON MENS WEAR (2 RETAIL FLOORS)
MOUNTAIN WAREHOUSE OUTDOOR WEAR & CAMPING GOODS
PONDEN HOME INTERIORS SOFT FURNISHINGS
WIGGLE NIGHTCLUB
O2 TEL
SURFSIDE DINER TAKE AWAY
HSBC BANK
THE LAZY LIZARD BAR
UNDER ALTERATION
AURA BAR
ROCKFISH SEAFOOD RESTAURANT
BENNY`S BEACH CAFE
WHITE HART LANE PUBLIC HOUSE GREENALLS
NATWEST BANK
LADBROKES BETTING OFFICE
SANTANDER BANK
WELDMAR HOSPICECARE TRUST CHARITY SHOP
REIKER SHOES
CLARKS SHOES
ICELAND FROZEN FOOD
TREDS SHOES
CAFFE NERO COFFEE SHOP
THE WORKS BOOKS (2 RETAIL FLOORS)
HALIFAX BANK
WEIRD FISH CLOTHING
BOOTS CHEMIST
SCRIVENS OPTICIAN & HEARING AIDS
VAC BANK/FIN
FIONA PENNY FLORIST
VAC REST
TUI TRAVEL AGENT
VACANT OFFICE /BUSINESS
VACANT
VODAFONE TELEPHONES
THREE. TELEPHONES
SHOE ZONE
F HINDS JEWELLER
CARD FACTORY
PANDORA JEWELLER
GREGGS BAKER
VISION EXPRESS OPTICIAN
FONE WORLD TELEPHONES
CORNISH BAKEHOUSE BAKER
SELL & REPAIR TELEPHONES
CANCER RESEARCH UK CHARITY SHOP
CATS PROTECTION CHARITY SHOP
EE TELEPHONES & BT SAT & CABLE TV
VACANT
HOLLAND & BARRETT HEALTH FD
B H F CHARITY SHOP
COFFEE NO 1 COFFEE SHOP
GOADSBY ESTATE AGENT
FOX & SONS ESTATE AGENT
DAVID JEWELLER
JEM RACING BETTING OFFICE
STEVEN MAY HAIR
AMERICAN NAILS AND BEAU SAL
HULL GREGSON ESTATE AGENT
WARREN JAMES OUTLET JEWELLER
SALTROCK OUT WR
MCDONALD`S FAST FOOD RESTAURANT (2 RETAIL FLOORS)
LIMELIGHT CLOTHING
CHALBURY FOOD AND WINE DELICATESSEN
BRITISH TELECOM TELEPHONE EXCHANGE
NAUTICO LOUNGE BAR
VACANT
RUAN THAI THAI REST
VACANT PUBLIC HOUSE
ACTOR`S BAR & NIGHTCLUB
STORE
GARAGE
DWG
ENTRANCE
TANGLES HAIR
HOTEL CENTRAL
ILLUSIONZ HAIR STUDIO
DWELLINGS
BRUNCHES RESTAURANT
ACUTT`S WORK WEAR
HODDYS I/CREAM PARL
THE FISH PLACE TRADITIONAL FISH & CHIPS
MARYS TEA ROOM CAFE
THE NEW VIC BAR & JOLLY OLLIES LEISURE CENTRE
WHSE
FAIRHAVEN HOTEL
BIBI`S BOUTIQUE CLOTHING
QUEEN OF HEARTS GIFTS
SMB HAIR
BIBI`S HOME GIFTS
TESCO METRO SUPERMARKET
HARDY`S HOPHOUSE PUBLIC HOUSE
STUART WILTSHIRE CHINA & GL
SKATE STORE
VACANT RESTAURANT
VAC REST
BATIDA BAR
THE WALLINGTON ARMS PUBLIC HOUSE
VAC
ALLSORTS GIFTS & DARTS
STANLEYS COFFEE SHOP
VICTORIA ANN BRIDAL BRIDAL WEAR
HAYS TRAVEL AGENT
BREEZE BEAU SAL
THE BAG SHOP TRAVEL GOODS
LADY BIRDS LADIES WEAR
POUNDSTRETCHER DISCOUNT STORE
TRESPASS OUTDOOR WEAR & CAMPING GOODS
VACANT
HELEN`S WHOLEFOODS
COBBLEKEYS `N` TEES GIFTS
BETFRED BETTING
CEX COMPUTER GAMES
GIFTS AND GOODIES
DWGS
FANTASTIC SAUSAGE FACTORY BUTCHER
DOGGIE SHOP PET SHOP
JULIA`S HOUSE CHARITY SHOP
VACANT
VACANT
GLOBAL WAREHOUSE GIFTS
WESSEX PHOTO GOODS
WEYMOUTH MOBILTY DISAB GDS&EQUIP
THE CRUSTY COB BAKER
ELEPHANT ROAD GIFTS
SUTTONS COFFEE SHOP
BIDA L ACCESS
1652 COFFEE BAR CAFE
VAPER TRAILS TOBACCONIST
THE WELCOME CAFE
MUFFINS COFFEE HOUSE
VACANT
VAC
VACANT
URBAN VINYL RECORDINGS
VACANT
FISH `N` FRITZ FISH & CHIPS
DWELLING
North