

# LARGE SHOP AVAILABLE – SUITABLE FOR XMAS TEMP LET

Weymouth – 66 St. Thomas Street, DT4 8EL

Mason  
Partners

CONFIDENTIAL - PLEASE NOTE STAFF UNAWARE



## Location

The subject property is located on the busy St Thomas Street, close to the New Bond Street Shopping Centre with nearby occupiers including **TK Maxx, Loungers, Clarks, Boots, New Look and Superdrug.**

## Accommodation

The premises are arranged over ground and first floors with the following approximate floor areas: -

Ground Floor	3,200 sq.ft	(297 m <sup>2</sup> )
First Floor	2,100 sq.ft	(195 m <sup>2</sup> )
Second Floor	Void	
Total	5,300 sq.ft	(492 m <sup>2</sup> )

## Terms - Tenure & Rental

The premises are available to assign held on an effective full repairing and insuring lease for a term of years expiring 27th February 2030 **at the passing rent of £110,306 pax**, with a fixed uplift to £124,801pax on 28<sup>th</sup> February 2025 and tenant only break clause at that time.

Alternatively, the premises are also available via an underlease contracted outside the Security of Tenure provisions of The Landlord and Tenant Act 1954 for a terms of years to be agreed. **IDEAL XMAS TEMP LET.**

## Rates

Rateable Value	£58,000
Est. Rates Payable	£30,000

Interested parties are advised to verify these figures with the Local Authority.

## Insurance

Circa £2,000 a year premium.

## Legal Costs

Each party is to bear their own legal and other costs in respect of this transaction.

## Contact

**All viewings strictly via Mason Partners LLP - 0207 495 1971.**

**Under no circumstances must interested parties speak to store colleagues direct.**

**SUBJECT TO CONTRACT**

## Viewing

Chris Mason  
Mike Smith

chrismason@masonpartners.com (07831 651 799)  
mikesmith@masonpartners.com (07774 211 225)

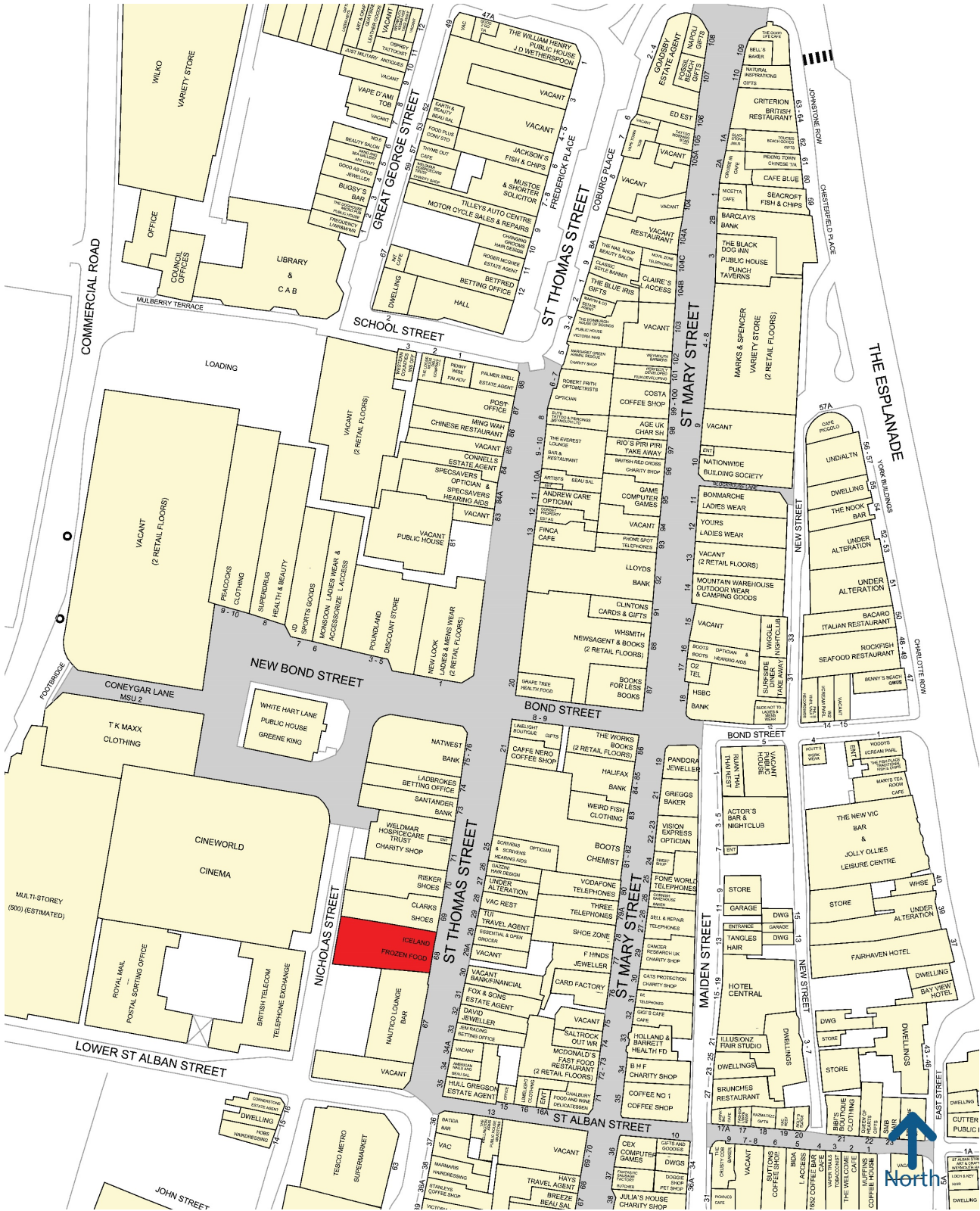
020 7495 1971  
masonpartners.com

# LARGE SHOP AVAILABLE – SHORT LEASE ON MARKET TERMS

Weymouth – 66 St. Thomas Street, DT4 8EL

CONFIDENTIAL - PLEASE NOTE STAFF UNAWARE

Mason Partners



Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

020 7495 1971  
masonpartners.com