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RETAIL PROPERTY



72/73 St Mary Street, WEYMOUTH, Dorset DT4 8PJ Freehold For Sale/To Let

Location

The property is located at the junction of St Mary Street and St Alban Street. Nearby retailers include **KFC** and **Saltrock**

Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	227	2,445
First Floor Sales	83	896
First Floor Storage	87	943
Second Floor Ancil	8	81

Freehold

The property is to be sold freehold with vacant possession. Offers in the region of **£500,000** are sought.

Rent

Alternatively, the building only could be leased at a rental of £50,000pax.

Planning

The building lends itself to residential conversion of the upper parts subject to the necessary consents. An additional storey could possibly be added.

Rates

The premises have been given a rateable value of £43,250 in the 2023 list.

Interested parties are strongly advised to make their own enquiries.

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

The property has an EPC rating of D.

Full report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

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London
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On the instructions of

