



Symonds
& Sampson

84-85 St Mary Street, Weymouth, DT4 8PJ

For Lease, a large three-floor, landmark retail unit in the centre of Weymouth.

£40,000 Per Annum

84-85

St Mary Street
Weymouth
DT4 8PJ



4811.00 sq ft

- Good quality retail type premises
 - Attractive period frontage
 - Town centre location
- Suitable for a variety of uses including restaurant
- Constructed over 3 floors, previously laid out as a bank

£40,000 Per Annum

Dorchester Commercial
01305 261008 ext 5
commercial@symondsandsampson.co.uk



INTRODUCTION

An unrivalled opportunity to lease a landmark building occupying a prime pedestrianised pitch in Weymouth. The property is currently occupied by a major high street bank on an FRI lease extending until late 2027. Following the bank's scheduled branch closure in October 2026, there is an opportunity to negotiate an early lease surrender or assignment ahead of the official expiry date.

THE PROPERTY

84-85 St Mary Street boasts a commanding character facade, high visibility, exceptional footfall and comprises an attractive and good quality retail type premises thought suitable for various uses including restaurant. Configured over three floors, the building features two separate front entrances directly off St Mary Street. Both entrances provide access to the ground floor trading zone, with one housing a dedicated staircase serving the upper levels, allowing the upper floors to be independently occupied.

ACCOMMODATION AND LAYOUT

Ground Floor (1,717 sqft): Currently arranged as a main banking hall with a partitioned office to the rear. The space offers excellent scope to be fully opened out into a single expansive open-plan retail or trading environment. It features impressive clear ceiling height of 3m, creating an airy, premium feel.

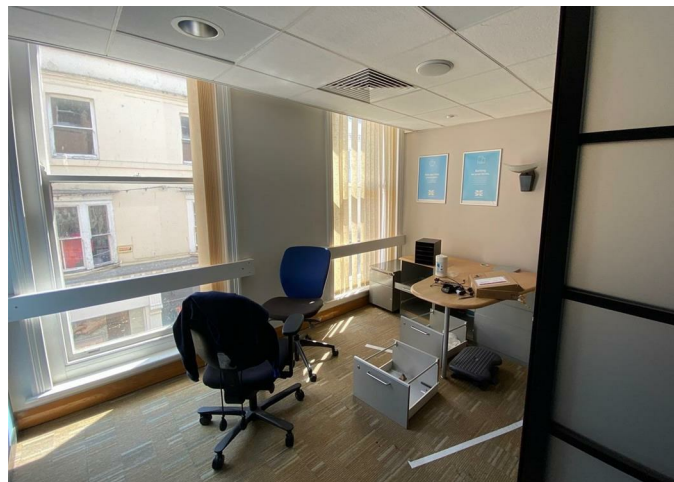
First Floor (1,406 sqft): Comprises public facing office suites accessed via the primary front staircase complemented by further offices, storage rooms and staff WC facilities to the rear.

Second Floor (628 sqft): Configured as a staff breakout area and lounge, with plant room storage (unmeasured) Total Measured Internal Area: (Approximately 3,751 sqft) excluding plant room.

Amenities: Rear loading access, prominent window frontage, and male/female WC's situated on alternate floors.

USE CLASS AND POTENTIAL

With its expansive footprint and versatile layout, the property is perfectly suited for premium retail, lifestyle brands, leisure operators, offices or a flagship food and beverage venue.



SITUATION

Weymouth is a thriving coastal resort and Dorset commercial hub featuring a resident population of over 55,000, robust seasonal tourism, and excellent road and rail links to London Waterloo. The town offers an energized business environment backed by a picturesque harbour, continuous regeneration projects, and diverse trade sectors. St Mary's Street is one of the main town centre streets in Weymouth with shops such as Pandora, Greggs, Weird Fish and Holland& Barratt nearby.

There is direct access via the A354 to nearby Dorchester (8 miles) and onward to the national road network and regular services from Weymouth Station connect to London Waterloo in under three hours. A vibrant year-round local economy is supercharged by summer beach tourism and a growing cruise ship calendar.

DIRECTIONS

What3words:///range.shared.facing

LOCAL AUTHORITY

Dorset Council: 01305 221000

Business Rates: RV £45,500

SERVICES

Mains electricity, water and drainage.

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasebusinesspremise.co.uk.

FINANCE ACT 1989

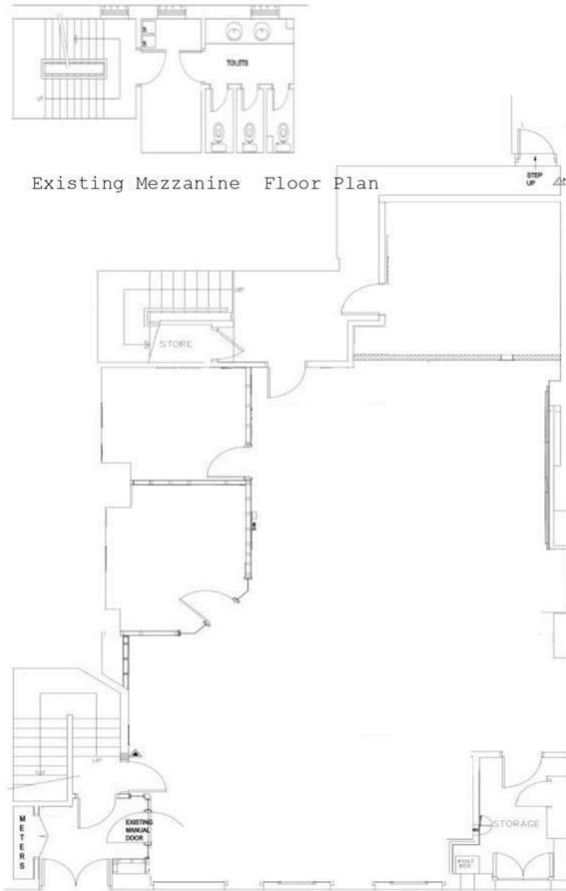
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

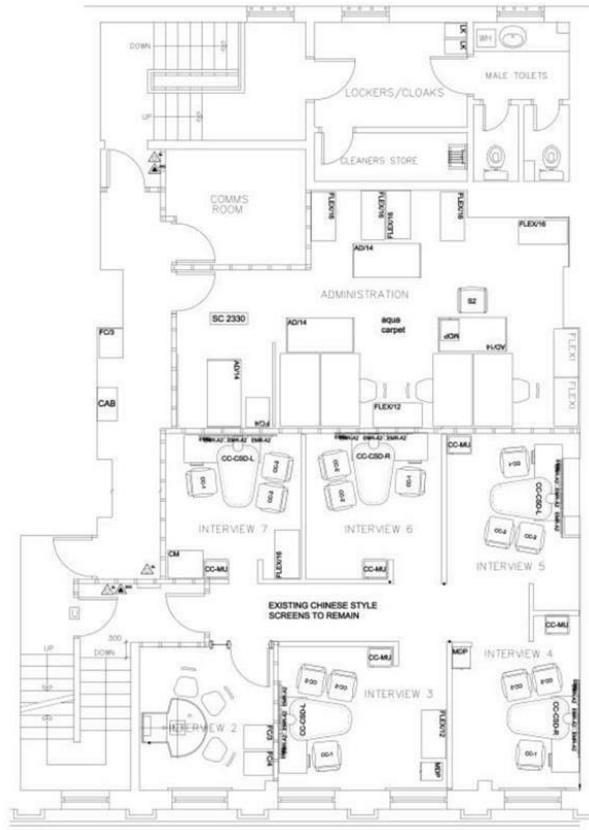
Each party to be responsible for their own legal costs incurred in the transaction.



Internal layout shown reflects the current tenant's fit-out. Partitions and bank-specific fixtures are scheduled for removal prior to lease commencement, providing a predominantly open-plan layout.



Existing Mezzanine Floor Plan



Existing First Floor Plan



Existing Second Floor Plan

DorCom/JM/25.08.26



01305 261008 ext 5

commercial@symondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT