



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**UNIT 2 23A BUXTON ROAD  
WEYMOUTH DORSET DT4 9PG**



**Lock Up Shop unit  
TO LET**

- Prominent main road
- New shop front
- Forecourt

**Available on a new  
lease at  
£1,250 pcm**

**Arrange a viewing today**

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

Situated at the corner of Buxton Road and Clearmount Road, the property comprises a recently refurbished lock up shop. The location is on the main A354 between Weymouth town centre and Portland and serves both passing trade and the surrounding residential district. Nearby are a fish & chip shop and pharmacy whilst opposite is the Co-op Foodstore.

## ACCOMMODATION

Shop measuring approximately  
Width 30'03" (9.2m)  
Depth 29'03" (8.9m)  
Total area: 811 sq.ft. (75.4 sq.m.)

New shop front  
Forecourt for additional display

NOTE: The adjoining unit of 467 sq.ft. (43.4 sq.m.) is also available and the 2 units could be let as one.

## RATEABLE VALUE - To be assessed

Estimated new assessment £12000 approx. (subject to determination by VOA)

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## TENURE

A new lease for 6 years is available at a rental of £15000 p.a. (£1,250 per calendar month) exclusive

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

## PLANNING

Long established Class A1 retail use

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering,

## EPC RATING

Rating B-50

## LEGAL FEES

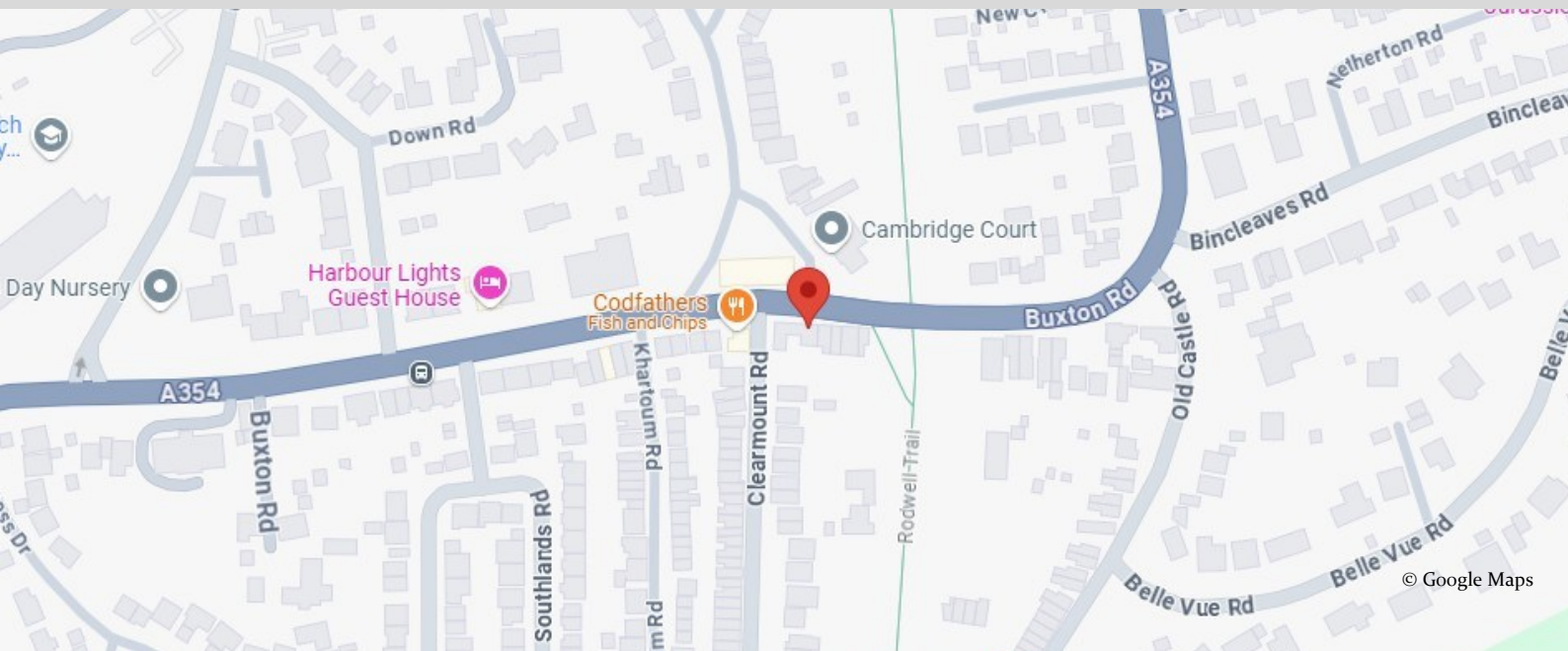
The incoming tenant will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01305 594 398**

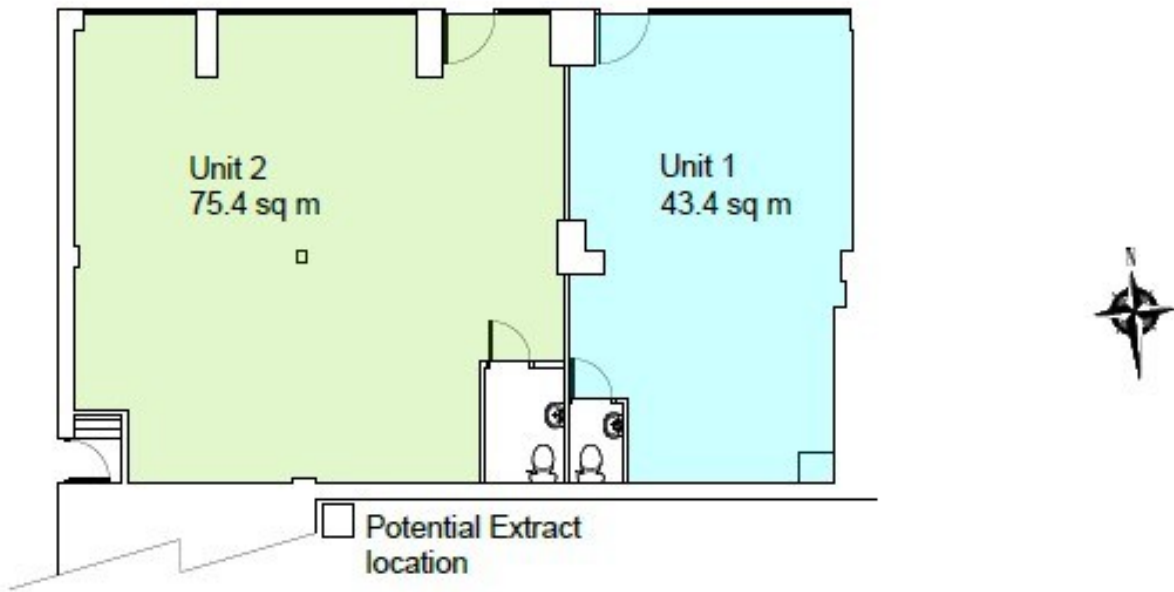
**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.



## Ground Floor Plan

SCALE 1:100

0 1000 2000 3000 4000 5000MM