


## Ground Floor, 59, St Thomas Street, Weymouth, DT4 8EQ

Bar/Cafe for Lease from £14,400pa

 926.00 sq ft

- Available with a nil ingoing premium
- Available with existing fitout
- Prominent location

£14,400 P.A

## THE PROPERTY

A prominent bar/cafe/wine bar style premises fitted out to a decent standard and available on a new lease at a nil ingoing premium.

A relatively small public area to the front with bar and back of house kitchen and store room behind.

Basement male and female WC's and beer cellar to front.

## DIRECTIONS

From the Town Bridge over the inner harbour the property is a 50 m walk north along St Thomas Street and opposite Wetherspoons.

## SITUATION

Weymouth is vibrant south coast resort town and popular all year long although the population of 60,000 swells significantly in the summer months.

The town is famous for its award winning beach and attractive inner harbour which was the backdrop to the Film Dunkirk.

Central to the Jurassic Coast, much of the Area is Outstanding Natural Beauty and popular with visitors seeking outdoor pursuits including fishing, sailing and walking.

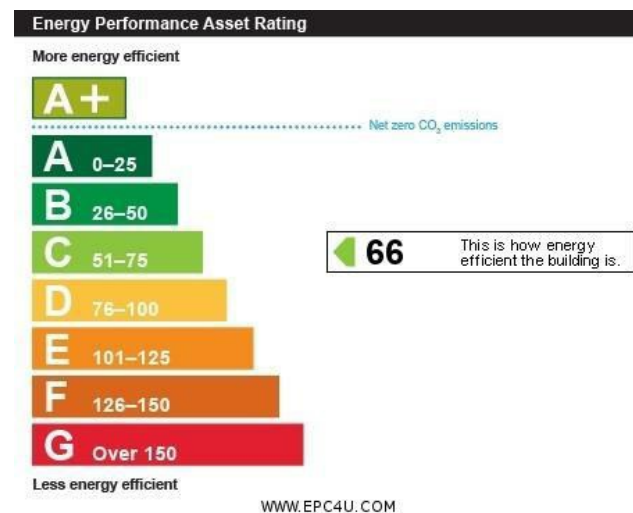
The town has a good industrial base and renowned for Defence and Marine Engineering and has an Inter City Railway Line to Waterloo.

## LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Business Rates: RV £6,900 (100% rates exempt to qualifying parties under small business rates relief)

## ENERGY PERFORMANCE CERTIFICATE



## 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.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.



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