



Symonds
& Sampson

63-64 The Esplanade, Weymouth, DT4 8DE

For lease and under new ownership, landmark restaurant and separate wine bar.

FOR LEASE £40,000 Per Annum

63-64

The Esplanade
Weymouth
DT4 8DE
(& 111-112 St Mary St)



5309.00 sq ft

- 5309 sqft
- Landmark restaurant and separate wine bar
- Both sea-front and town centre frontage
 - Beach outlook
- First time available since 1920's

£40,000 Per Annum

Dorchester Commercial
01305 261008 ext 3
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THE PROPERTY

For lease and under new ownership, this famous landmark restaurant and separate wine bar benefitting from dual frontage to both the waterfront and St Mary Street pedestrian area.

The Criterion restaurant is set over 2/3 floors with a lower and upper ground floor and serving area with kitchens above. The first floor has a separate Tiki themed wine bar to the front of the building with views over the beach. To the rear of this floor is a substantial fitted kitchen and stores with dumb waiters serving below. Overall covers are 120 inside with more outside by separate Council Licence/some within own demise.

The versatile accommodation allows for different permutations of use during high and low seasons.

Total restaurant and bar accommodation 493m² (5,309 sqft) (see plan attached in red outline)

SITUATION

At the heart of Weymouth is the Criterion restaurant with its wine bars at first floor. Weymouth is a highly popular all year round destination famous for its beach and harbour.

DIRECTIONS

The Criterion is easy to find on the main waterfront close to the town centre. From Marks and Spencer simply follow The Esplanade north 50m. Alternatively, from town follow St Mary Street north and the restaurant is on the right just after Barclays Bank.

What3words:///leap.speech.offers

LOCAL AUTHORITY

Dorset Council: Tel 01305 221000

Business Rates

RV: £39,250 (to be adjusted to exclude top floors)

ENERGY PERFORMANCE CERTIFICATE

TBC



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.

FINANCE ACT 1989

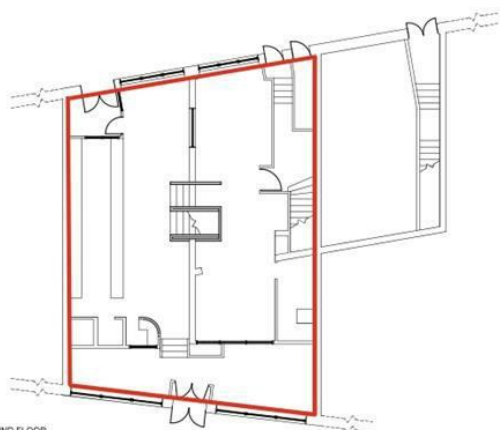
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

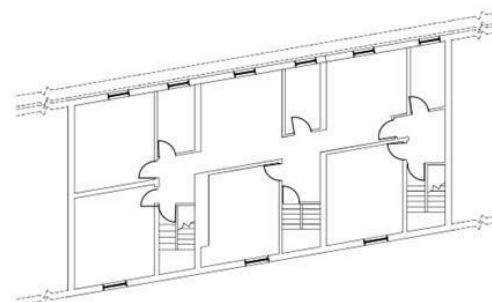
Each party to be responsible for their own legal costs incurred in the transaction.



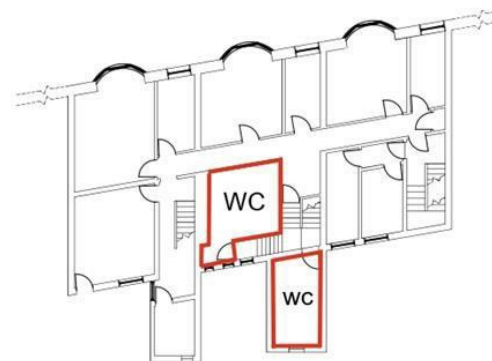
GROUND FLOOR
SCALE 1:100



THIRD FLOOR
SCALE 1:100



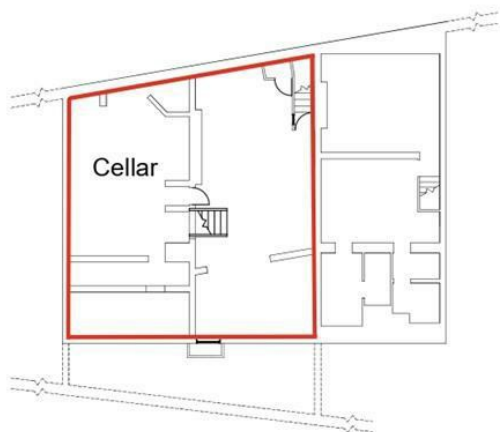
SECOND FLOOR
SCALE 1:100



FIRST FLOOR
SCALE 1:100



BASEMENT
SCALE 1:100



NOTES

Rev: Date: By:



ALL DIMENSIONS AND VOLUMES TO BE CHECKED ON SITE
WORK TO FOUR DECIMAL PLACES ONLY
REPORT DISCREPANCIES TO THE SURVEYOR
AT ONCE BEFORE PROCEEDING

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Project: THE CRITERION
62-63/64 THE ESPLANADE
WEYMOUTH, DT4 8DE

Client: MR PATRICK CHUBB

Title: FLOOR PLANS
FOR LAND REGISTRY

Scale: 1:100 @ A1

Dwg No: 13570-01 Revision: PRE 1

By: B.H. Date: JULY 24

JM/06/03/25



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

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