

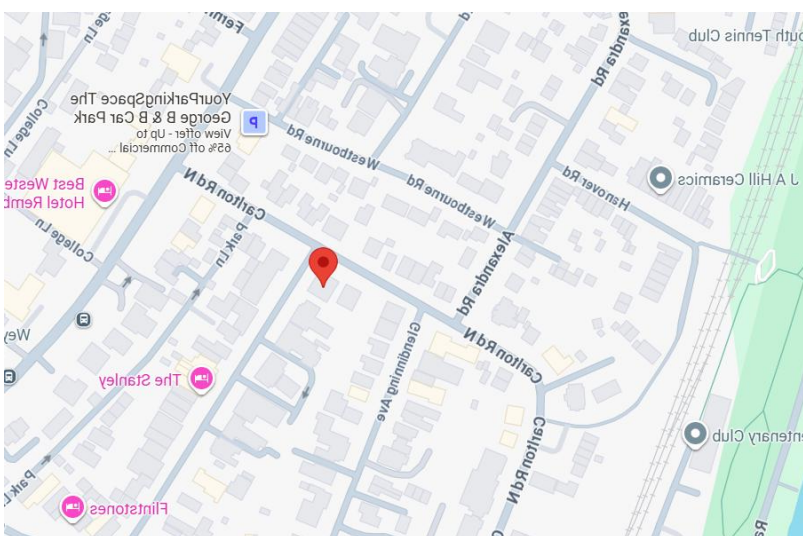


The Weatherbury, 7 Carlton Road North, Weymouth DT4 7PX

Summary

- New Lease Available
- Ground Floor and Basement
- Desirable Location
- Fully Fitted
- High Footfall Residential Area

Rental Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk



Location

The property is located in Weymouth a tourist town situated on the Dorset coastline. The property is located on a prominent corner position fronting Carlton Road North and Kirtleton Avenue. The surrounding occupiers are formed almost exclusively of residential dwellings. The property is situated 1 mile away from Weymouth beach and the local tourist attractions.

[Google Street View](#)

The Property

The ground floor comprises of the main bar and restaurant area served by a large central bar servery for approximately 50 covers. Ancillary accommodation at this level is the trade kitchen and customer WC's. The basement provides cellarage and stores. Externally there is a beer garden for approximately 40 covers and there are five car parking spaces allocated to the property fronting Kirtleton Avenue.



Licensing

A new premise licence will need to be applied for, via the local authority.

Business Rates

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £15,750.

Planning

The property currently has sui generis consent.

EPC

The property has an EPC rating of C.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Floor Areas

Ground Floor	176 m ²	1,894 sq ft
--------------	--------------------	-------------

Terms

A new FRI 10 -20 year lease is available, contracted inside The Landlord & Tenant Act 1954, subject to five yearly rent reviews.

Rent

Offers Invited.

