# **Dorset DT4 8NY**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)





**Freehold Retail Investment** 

www.acuitus.co.uk

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### **Property Information**

#### Freehold Retail Investment

- Let to Scrivens Limited until August 2032 (subject to option)
- Scrivens relocated to this property in 2022 from nearby St Thomas
- Scrivens operate from 166 store nationwide.
- Approx. 158.20 sq m (1,702 sq ft)
- Busy and Popular Seaside Holiday Town Location
- 50 metres from Esplanade and Weymouth Beach
- Nearby occupiers include Costa, Boots and Mountain Warehouse

### Lot

#### Auction

#### Rent

£22,500 per Annum Exclusive

### Sector

High Street Retail

18th September 2025

#### **Status**

Available

#### **Auction Venue**

Live Streamed Auction

#### Location

Miles 37 miles south-west of Bournemouth, 30 miles south of Yeovil

and 56 miles east of Exeter

A30, A354, A37 Roads

Rail Weymouth Railway Station

Bournemouth International Airport Air

#### Situation

Weymouth is a busy and popular tourist destination situated on the Dorset coast with attractive beaches and harbour. The property is prominently situated on the west side of St Mary Street, the primary pedestrianised retailing thoroughfare on Weymouth, which runs parallel to the Esplanade and Weymouth Beach. Nearby occupiers include Costa, Boots, Mountain Warehouse and an eclectic mix of cafes, bars and retailers.

### **Tenure**

Freehold

### Description

The property comprises a shop providing ground floor retail accommodation and first floor ancillary accommodation. The property benefits from accommodation on the second floor, which is currently not used and to which there is is no internal access.

#### VAT

VAT is applicable to this lot.

### **Completion Period**

6 Week Completion

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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### **Tenancy & Accommodation**

Floor	Use		Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First Second	Retail Ancillary Not used	96.60 61.60 -		SCRIVENS LIMITED (CRN 00377588) (1)	10 years from 01/09/2022 (2)	£22,500	02/09/2027
Total Approximate Floor Area		158.20	(1,702)			£22,500	

<sup>(1)</sup> For the year ending 27/10/2024 Scrivens Limited reported a Turnover of £53,774,680, a Pre-Tax Profit of £2,002,899 and a Shareholders Funds of £6,977,195 (NorthRow 21/08/2025). Scrivens were founded in 1938 and currently operate 166 stores throughout England. See https://scrivens.com/about-us/our-history/ .

<sup>(2)</sup> The lease provides a Tenant option to determine the lease on 22/09/2027 upon serving 6 months written notice. The tenant relocated to this property in 2022 from St Thomas Street.

<sup>(3)</sup> The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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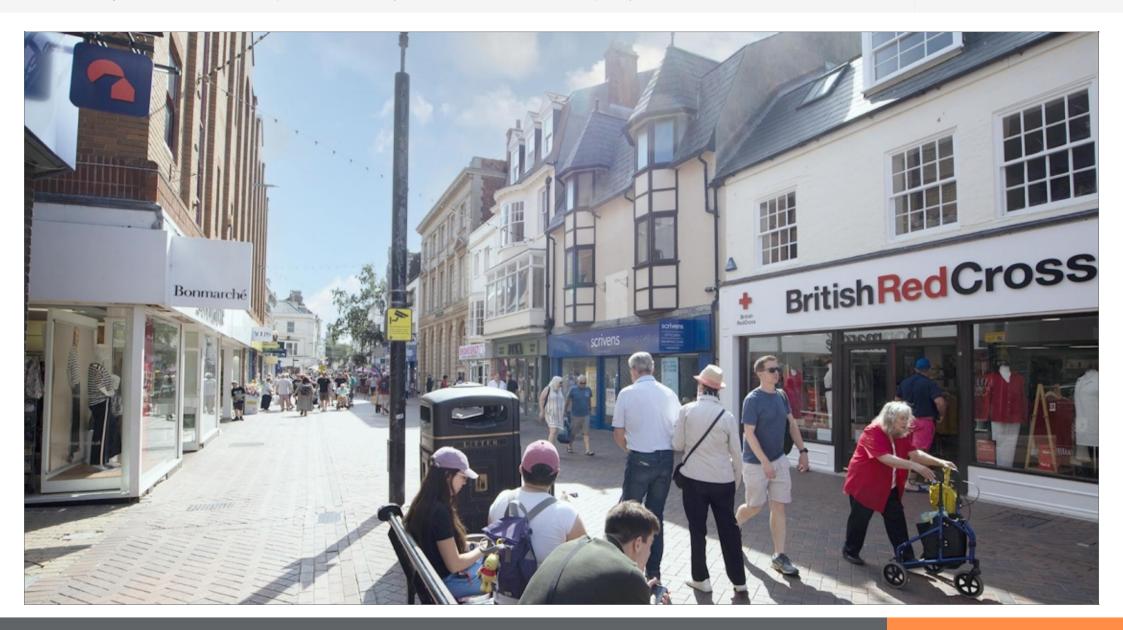




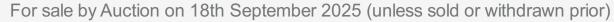
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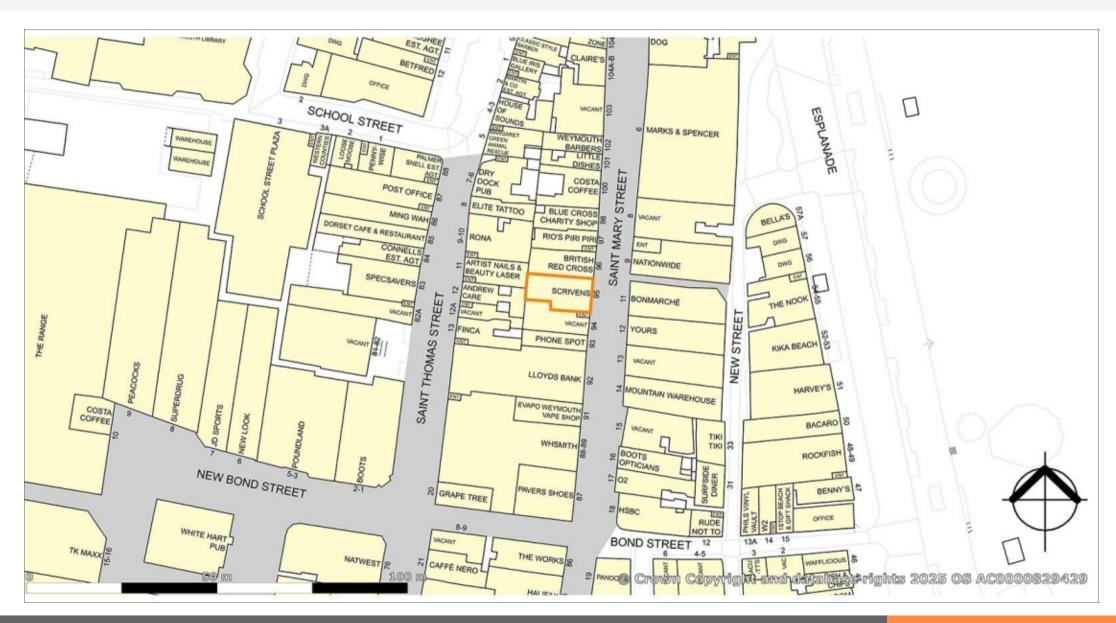




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### **Contacts**

**Acuitus** 

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#### **Seller's Solicitors**

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