

**Lot 3, 95 St Mary Street, Weymouth,**  
**Dorset DT4 8NY**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Freehold Retail Investment

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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 Street.
- 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

3

#### Auction

18th September 2025

#### Rent

£22,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

37 miles south-west of Bournemouth, 30 miles south of Yeovil and 56 miles east of Exeter

#### Roads

A30, A354, A37

#### Rail

Weymouth Railway Station

#### Air

Bournemouth International Airport

### 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 no internal access.

### VAT

VAT is applicable to this lot.

### Completion Period

6 Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	96.60	(1,039)	SCRIVENS LIMITED (CRN 00377588) (1)	10 years from 01/09/2022 (2)	£22,500	02/09/2027
First	Ancillary	61.60	(663)				
Second	Not used	-	-				
Total Approximate Floor Area		158.20	(1,702)			£22,500	

(1) 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/> .

(2) 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.

(3) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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## Contacts

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