

# Lot 24

£73,000 per annum  
exclusive

19 & 20-21 St Mary Street,  
**Weymouth, Dorset DT4 8PN**

Freehold Retail Investment





## Tenancy and accommodation

# Lot 24

£73,000 per annum  
exclusive

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
19	Ground First Second Third	Retail Ancillary Ancillary Ancillary	90.38 sq m 27.10 sq m 37.50 sq m 19.20 sq m	(972 sq ft) (291 sq ft) (403 sq ft) (206 sq ft)	ALLUM AND SIDAWAY LIMITED t/a Pandora (1)	10 years from 15/05/2014 until 14/05/2024 (2)	£35,000	
21	Ground First Second Third	Retail Ancillary Ancillary Ancillary	97.99 sq m 109.50 sq m 99.60 sq m 50.40 sq m	(1,054 sq ft) (1,178 sq ft) (1,072 sq ft) (542 sq ft)	GREGGS PLC t/a Greggs (3)	10 years from 21/02/2017 until 20/02/2027 (4)	£38,000	21/02/2022
<b>Total</b>			<b>531.67 sq m</b>	<b>(5,718 sq ft)</b>			<b>£73,000</b>	

- (1) Allum and Sidaway is a franchise partner of Pandora. For the year ending 31st January 2019, Allum and Sidaway Limited reported a turnover of £6,170,867, pre-tax profits of £134,096 and a total net worth of £2,917,617 (Source: Experian 04/11/2019). "Pandora's jewellery is sold in more than 100 countries on six continents through more than 7,400 points of sale. Our retail concept includes concept stores, shop-in-shops and multi-brand stores" (Source: pandoragroup.com/ 18/11/2019).
- (2) The tenant did NOT exercise their 2019 break option.
- (3) For the year ending 31st December 2018, Greggs Plc reported a turnover of £1,029,347,000, pre-tax profits of £82,618,000 and a total net worth of £312,332,000 (Source: Experian 14/11/2019). Greggs was founded 75 years ago and now has over 1,700 Greggs across the UK (Source: www.greggs.co.uk).
- (4) The lease provides a tenant option to determine on 20/02/2022.

### Key Details

- Let to tenants trading as Pandora and Greggs
- Prominent position on busy pedestrianised pitch
- Popular south coast tourism and retailing centre
- Nearby occupiers include Boots, WH Smith and Vodafone

### Location

- Miles:** 37 miles south-east of Bournemouth  
30 miles south of Yeovil  
56 miles east of Exeter
- Roads:** A30, A354, A37
- Rail:** Weymouth Railway Station
- Air:** Bournemouth International Airport (39 miles)

### Situation

Weymouth is a busy Dorset tourist destination, popular for its marina and attractive coastline. The property occupies a prominent corner position on the pedestrianised St Mary St, at its junction with Bond Street in the heart of the town centre. Nearby occupiers include Boots, WH Smith, Mountain Warehouse and Vodafone.

### Description

The property comprises two double fronted ground floor retail units with first, second and third floor ancillary accommodation. Unit 19 benefits from a prominent corner position with return frontage onto Bond Street.

### Tenure

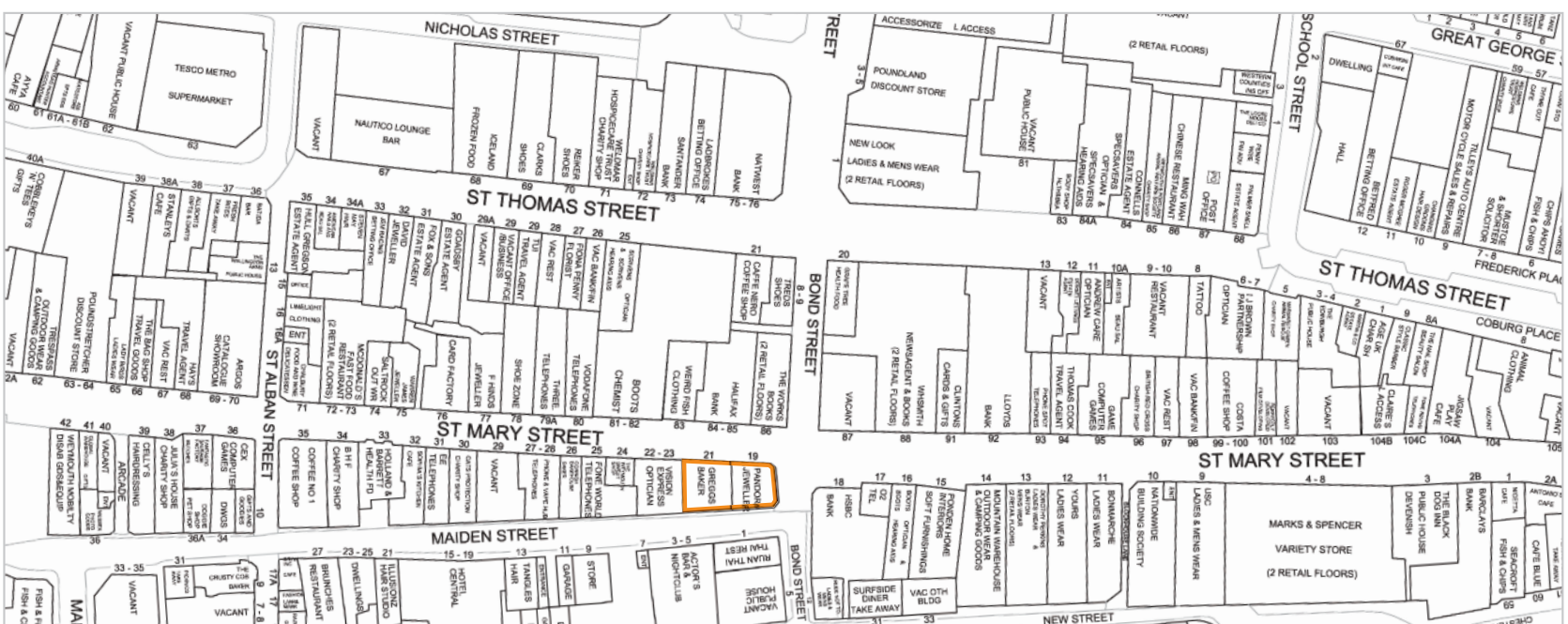
Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

- 19 - Band G. Available in legal pack at acuitus.co.uk  
20-21 - Band E. Available in legal pack at acuitus.co.uk



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