Lot 16 £80,000 Per Annum Exclusive

41 - 43 St. Thomas Street, **Weymouth, Dorset DT4 8EH**

Freehold Public House Investment and Vacant Office Opportunity





Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Public House	513.00 sq m	(5522 sq ft)	JD WETHERSPOON PLC (1)	39 years and 51 weeks from 05/01/1999 until 28/12/2038	£80,000	05/01/2019 and 5 yearly (28/12/2038)
First Second	Office Office	336.40 sq m 338.00 sq m	(3,621 sq ft) (3,638 sq ft)	(2)			
Total		1,187.40 sq m	(12,781 sq ft)			£80,000	<u> </u>

- (1) For the year ending 28th July 2019, J D Wetherspoon plc reported a turnover of £1,818,793,000, pre-tax profits of £95,419,000 and shareholders funds of £316,812,000 (Source: SmartSearch 25/08/2020).(2) The mortgagee is aware of a lease dated 2 July 2005 in respect of the upper floors at the property granted to an individual for a term of
- 25 years at a peppercorn rent. The lease is not registered and as far as the mortgagee is aware, the Individual was not in occupation at the date of the mortgage (i.e. 1 February 2007). Accordingly the individual did not have an overriding interest and it is considered that the mortgagee is not bound by the lease. It is proposed that the Seller will execute the transfer deed for the property by way of a TR2. The buyer is however to make his own enquiries and satisfy himself as to his legal position.





Key Details

- · Ground floor let to J D Wetherspoon Plc until Dec. 2038 (no breaks)
- · Prominent town centre location
- · Busy and popular Dorset tourist destination
- · Residential redevelopment potential on the upper floors (subject to consents)

On Behalf of Receivers A B Hughes and J P Smith

Location

Miles: 37 miles south-west of Bournemouth

30 miles south of Yeovil 56 miles east of Exeter Roads: A30, A354, A37

Weymouth Railway Station Air: Bournemouth International Airport

Situation

Weymouth is a busy and popular Dorset tourist destination. The property is prominently located on the east side of St. Thomas Street in the heart of the town centre, equidistant between Weymouth Marina and Weymouth Beach. Nearby occupiers include Tesco Metro, Slug & Lettuce, Ladbrokes, Betfred and Iceland Foods

Description

The property comprises a substantial building with a public house on the ground floor with a beer garden to the rear and self contained office accommodation on the first and second floors. The first and second floor offices may be suitable for residential redevelopment (subject to consents).

Tenure

Freehold.

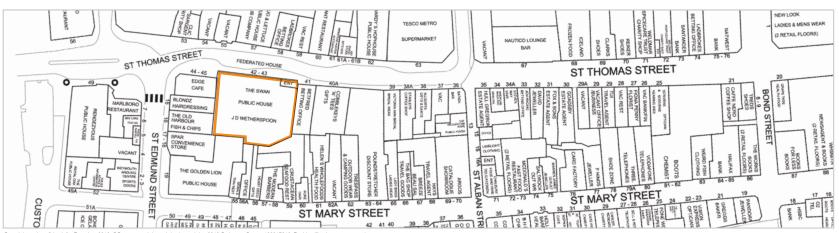
Six Week Completion

Energy Performance Certificate

Band C. See legal pack.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability



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