

RAPLEYS

Available by way of assignment **TRADE COUNTER UNIT**

rapleys.com
0370 777 6292

Unit A2 Link Park, Chickerell Link Road
Weymouth, Dorset DT3 4FL

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com
Daniel Cook
07795 660259 | daniel.cook@rapleys.com



Prominent trade counter unit

383.96 sq m (4,133 sq ft)

On site parking for
approximately 13 cars

Adjoining occupiers include
Screwfix, Toolstation,
Starbucks, Burger King and
Aldi

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Location

Link Park is located on the Chickerell Link Road (B3157), providing easy access to the arterial routes into Weymouth town centre, Portland and Dorchester.

Weymouth is a seaside town in Dorset, well connected to London via the Waterloo mainline train service.

Occupiers on the park include **Screwfix, Toolstation, Euro Car Parts, Eurocell, Edmundson Electrical, MKM Buildings Supplies, Halfords Autocentre** and **Aldi**.

Description

A modern, mid-terrace, single storey unit with metal panel cladding under a profile steel sheet roof. Glazed doors provide pedestrian access into the unit.

Internally, the property benefits from an eaves height of 5.7 metres and is mainly open plan retail space comprising concrete floor and a mixture of plastered and profile steel sheet walls. A loading bay, storeroom, office, kitchen and WC is partitioned off in one corner of the unit and the unit benefits from shared parking at the front.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Total	383.96	4,133

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.



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Terms

Assignment of the existing lease at a rent of £44,000 per annum, expiring August 2023. A new lease may be available via separate negotiation.

Planning

We believe the property has consent for wider trade counter uses, but interested parties should make their own enquiries with the relevant local authority.

Rating

We are advised that the Rateable Value for the property is £32,750 and the UBR for 2022/23 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: A

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agents.

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