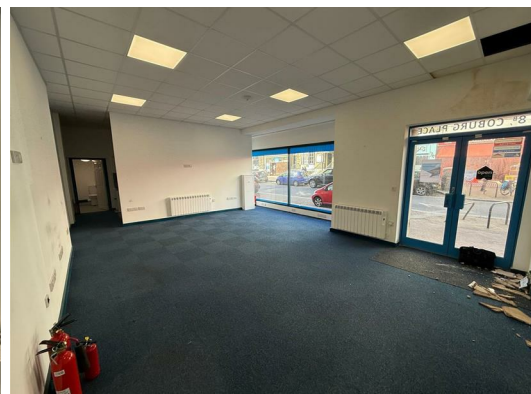


Symonds
& Sampson



8B, Coburg Place, Weymouth, DT4 8HP

Well-located town centre commercial unit to let in Weymouth, situated on Coburg Place close to St Thomas Street, the Harbour and Seafront. Suitable for a range of uses, benefiting from strong footfall, nearby parking and excellent public transport links.



609.77 sq ft

- Affordable Unit
- High Footfall
- Excellent Location

- Town Centre Location
- Appropriate for Retail
- Close to Beach and Harbour

£13,500 Per Annum

MAIN AREA

23'10" x 18'9"

Double metal doors opens into the main area which was previously used as an office but open to other uses. Large windows allow plenty of light in or display area for stock.

KITCHENETTE/ STAFF AREA

13'10" x 9'6"

Staff area with built in one piece metal Kitchenette, plenty of space for staff. This is just divided by a stud wall which can be removed to create a larger open plane use.

W/C

6'11" x 4'3"

Low level wc, wash hand basin. Electric hot water tank for wc and kitchenette.

SITUATION

A shop/ office in a great location being close the main King Statue bus station and the beach, offering great windows for any retail or office. The unit is empty and ready to go with new terms to be agreed.

DIRECTIONS

8B Coburg Place is situated in a central and established commercial position in Weymouth town centre, close to key retail, professional offices and public car parks.

LOCAL AUTHORITY

Dorset Council - 01305 221000

Business Rates: - As of 1st April 2026 these are actually going down to £12,750 under its current usage.

ENERGY PERFORMANCE CERTIFICATE

TBC

CODE FOR LEASING BUSINESS PREMISES

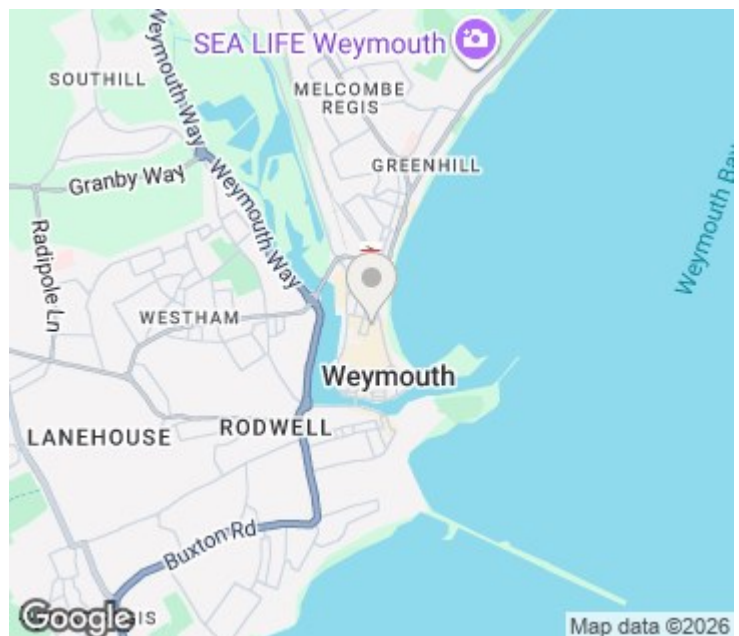
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasebusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



DorCom/LJE/April 2026



01305 261008 ext 5

commercial@symondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.