



## 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

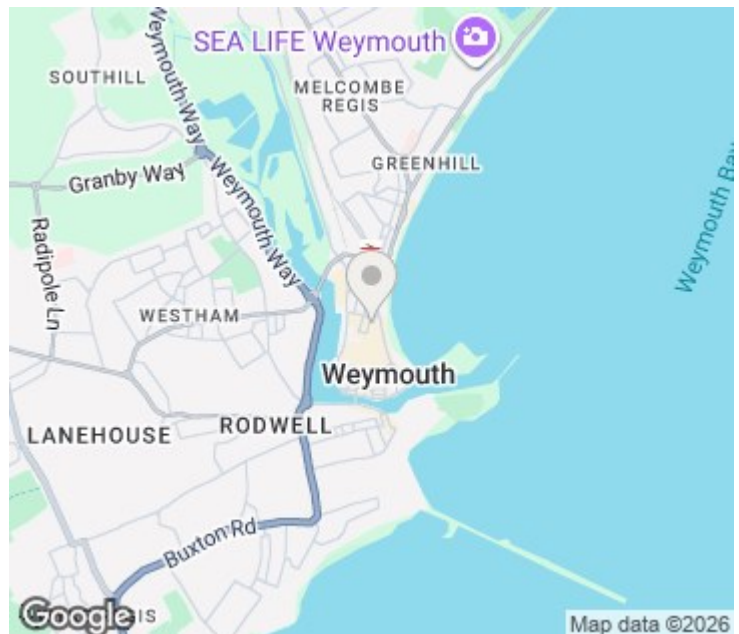
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations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



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