emanueljones

For Sale

178 Dorchester Road

Weymouth, DT3 5HU

850 sq ft (79.01 sq m)

- Ground floor investment
- Excellent location
- 999 year long leasehold
- Quoting £200,000

029 2081 1581

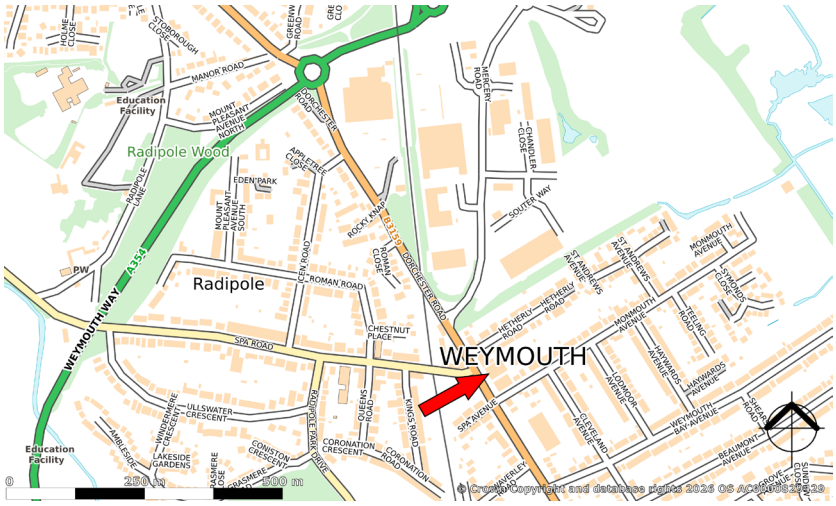
www.emanuel-jones.co.uk

Location

The property is situated in Weymouth, a seaside town in Dorset, southern England. As of the 2021 consensus, the town has a population of approximately 53,416 residents, and is home to the famous 3-mile stretch Weymouth Beach which is considered one of the top UK beach destinations and attracts a number of tourists each year.

Weymouth has good accessibility via the A354, which links to the A37 providing connectivity north-bound extending up to Bristol. The property itself, situated on Dorchester Road, benefits from several bus links that service the area, providing travel links throughout the town. There is a bus stop directly outside of the property.

Dorchester Road is a popular thoroughfare within the town and has a strong mix of commercial and residential properties in the surrounding area. Notable occupiers nearby include Aldi, Lidl, Famous Old Spa Pub and Golden Bridge Chinese Takeaway. There is also an electric vehicle charging station opposite the property.



Description

The property is currently occupied by Done Brothers (Cash Betting) Limited, (Betfred Bookmakers). The available property comprises a self-contained ground floor, open plan retail space, together with two WCs. There is a flat above which is accessed independently from the ground floor, however this is not part of the available long leasehold.

There is no designated car parking with the property, however there is a small area at the front which can be used by the public for car parking, capable of accommodating approximately 3-4 vehicles.

Accommodation

We understand the property provides the following approximate areas (NIA).

Room	Area sq ft	Area sq m
Ground floor	850	79.01

Purchase Price

Quoting **£200,000** for the 999 year long leasehold interest.

Business Rates

As of April 2026, the property has a rateable value of £6,800. We understand this means any tenant may benefit from full exemption of business rates.

Interested parties are advised to make their own enquiries with the local authority.

Epc

To be assessed.

Vat

To be confirmed.

Legal Costs

Each party to bear their own legal and professional costs incurred.

Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Luca Piazza

Email: david@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

Subject to Contract and Availability

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Contact Us:

029 2081 1581