

# INDUSTRIAL & OFFICE COMPLEX FOR SALE

## Weymouth

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PROPERTY CONSULTANTS



**INDUSTRIAL & OFFICE  
COMPLEX  
WITH DEVELOPMENT  
POTENTIAL** (subject to consent)

**48 Lynch Lane  
Weymouth  
Dorset  
DT4 9DN**

**46,248 sq ft  
(4,296.6 sq m) GIA approx.**

On a site of 2.06 acres (0.84 ha)

Prior Approval for  
conversion of office building to  
residential



**Promo**  
LANDMARK INFO

# 48 Lynch Lane, Weymouth, Dorset, DT4 9DN

## Location

Weymouth, with a population of some 46,000, is a popular south coast resort town and port located approximately 8 miles south of Dorchester and 16 miles west of Bournemouth. The town is situated at the intersection of the A353 and A354 which in turn connects to the A35.

The property is situated on a mixed industrial / trading estate on the western outskirts of Weymouth with adjacent land uses including residential and playing fields to the north associated with Budmouth College/Academy. Occupiers close by include Howdens, Live Well Dorset and Lynch Lane Garden Centre. Weymouth town centre and railway station are just under 2 miles to the east. A range of local amenities are available within walking distance. The property is situated close to the junction of the B3157 Chickerell Road which leads to the Weymouth Relief Road and then to the A35 at Dorchester.



## Description

48 Lynch Lane is a substantial industrial and office complex, comprising the following main elements:

## Office Building

A three storey linked building with brick elevations under a flat roof, providing generally compartmental office accommodation with uPVC windows, suspended ceilings with fluorescent lighting, dado trunking, kitchen and WC facilities. There are links to the warehouse behind and a block of single storey offices (modular building) to the front of the site, which provide further compartmental offices with kitchen and WC facilities.

## Main Building

Warehouse/production space with some offices, kitchen and WC facilities. Internally the building has gas fired air space heaters and fluorescent lighting throughout. The building is principally of concrete frame construction with brick elevations under a multi pitched roof with single skin mineral sheet roof covering, with some single storey extensions with flat roofs. Loading access is via the rear and eastern elevation/yard area.

To the rear section/bay, the building is two storey, with the first floor accommodation most recently used as a dance school, with various studios, WCs and ancillary accommodation (access via the rear of the property).

Externally, the property has two access points from Lynch Lane, with a yard to the rear, being a mixture of concrete and tarmac surfaces with a perimeter fence and gated access. There is an electricity sub station within the site, close to the south western entrance from Lynch Lane.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

## Legal Costs

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

## Accommodation

### Office Building

Area	Sq ft	Sq m
Ground floor—main building	2,705	251.30
Ground floor—modular buildings	2,053	190.74
First floor	2,152	199.96
Second floor	2,152	199.96
<b>TOTAL</b>	<b>9,062</b>	<b>841.96</b>

### Main Building

Area	Sq ft	Sq m
Ground floor—warehouse, workshops, offices and ancillary areas	29,293	2,721.36
Mezzanine storage	1,575	146.28
First floor—dance studio	5,055	469.65
Outbuildings & garages	1,263	117.32
<b>TOTAL</b>	<b>37,186</b>	<b>3,454.61</b>

All measurements are approximate Gross Internal Areas.

## Tenure

The site is to be sold on a freehold basis with vacant possession. The sale is being undertaken on behalf of the Administrators of tReds LLP, who are acting without personal liability.

## Guide Price

The property has a guide price of £975,000.

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## Planning

We understand that the accommodation has planning consent for its current use, with the office building having received Prior Approval for the change of use to residential (application ref. WD/D/18/001593) in September 2018. All interested parties should make their own enquiries to the Planning Department of Dorset Council. Tel: 01305 838336 or [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk).

A comprehensive review of planning policy has been undertaken on the site. This concluded that whilst the Local Planning Authority considers the adverse impact of the loss of the existing employment site outweighs any potential benefits of the development through a contribution towards housing stock, the site does offer scope for engaging with the Local Planning Authority based on a 'mixed use' employment and residential scheme.

## Business Rates

The property comprises the following entries in the rating list:

Unit	Description	Rateable Value
TReds	Warehouse	£50,500
Cooknell	Factory	£49,895
Grd Flr Offices	Offices	£20,000
1st Flr Offices	Offices	£12,750
1st Flr Dance Sch	School	£19,250
Tek	Storage	£5,700
Parking	Parking	£1,200

Interested parties should make their own enquiries to Dorset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.



## Data Room & Information

Upon request we will provide a link and login details giving access to the further information on the property and guidelines for submitting a bids.

## Energy Performance Certificates

There are two energy performance certificates with ratings of G (213) and E (102). The full certificates and recommendations can be provided on request.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the Sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## Subject to Contract

## Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

## Alder King Property Consultants

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