



LOCK UP UNIT TO LET

FLEXIBLE LEASE £4,000 pcm.

 **UNIT 3.0-3.1, THE COURTYARD BUSINESS CENTRE,
LYNCH LANE, WEYMOUTH, DT4 9DN**



KEY FEATURES

- Consent for MOT Testing Garage
- Can be split into two units
- High Ceilings
- Total floor area: 3,014 sq.ft. (280 sq.m.)

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 bhcommercial@ellis-partners.co.uk  01202 551821

SITUATION & DESCRIPTION

The property is situated within an established commercial business centre, comprising a range of industrial, trade and business occupiers. The location provides convenient access to the surrounding road network and offers a practical setting for motor trade and other commercial operations.

The property comprises a purpose-suited commercial unit currently operating as an officially licensed MOT garage. The premises provide spacious workshop accommodation with high ceilings, suitable for MOT testing, vehicle servicing and repairs. The unit has the flexibility to be split into two separate units, subject to requirements, providing scope for a variety of occupiers or uses. The premises offer versatile commercial accommodation and may be suitable for a range of alternative uses, subject to the necessary consents.

ACCOMMODATION

Depth:	60'03"	(18.4m)
Width:	50'20"	(15.3m)

Use of shared W.C. facilities

Total floor area:	3,014 sq.ft.	(280 sq.m.)
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EPC RATING -

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PLANNING

Use Class B2 - General Industrial

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £16,250

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TENURE

Available on a flexible licence agreement at £4,000 per calendar month + VAT/ £2,000 for a single unit per calendar month. + VAT. No deposit required, rent monthly in advance

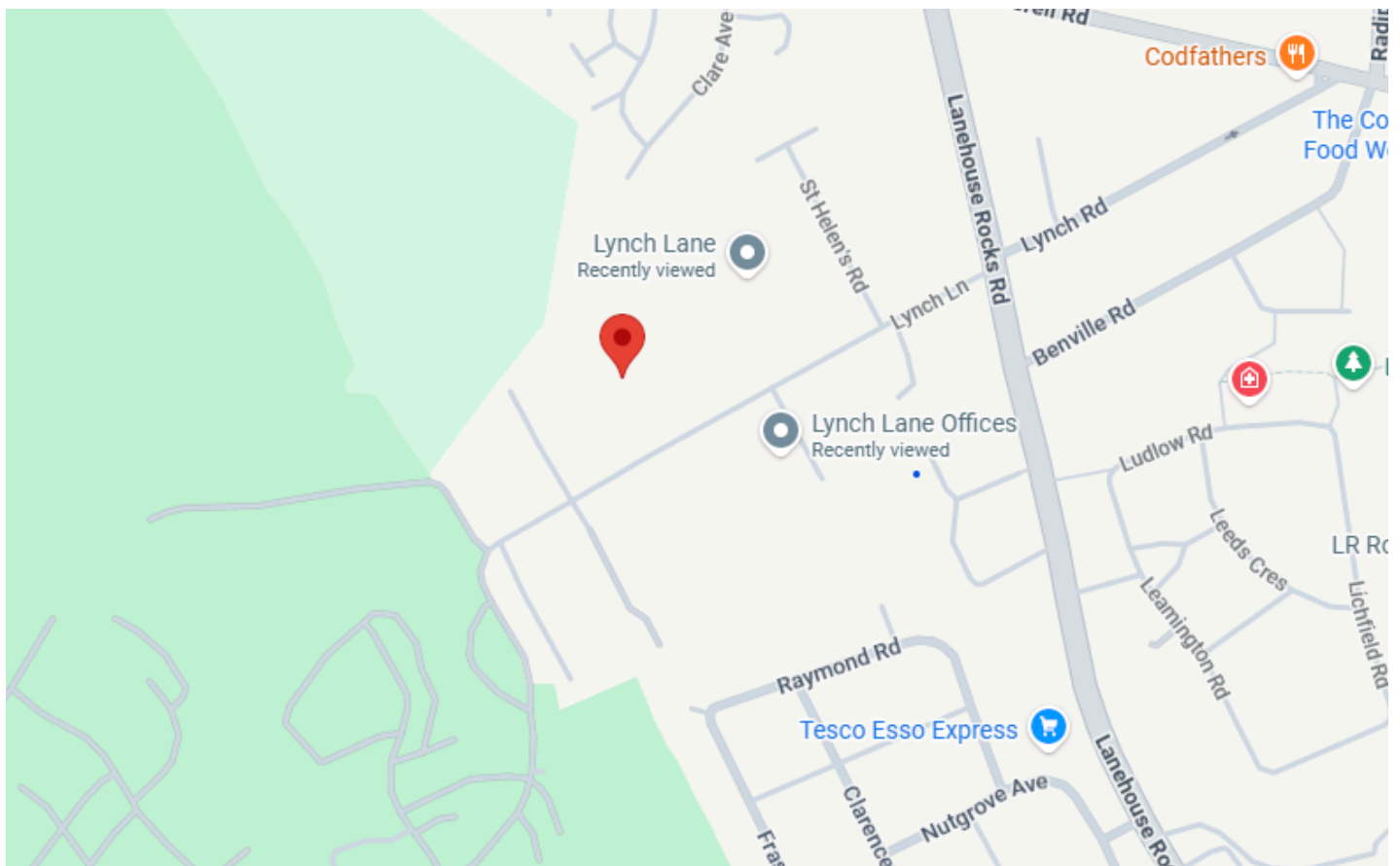
Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £300 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

We are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

A Range of other units including Offices / Storage / Containers etc are all available on site

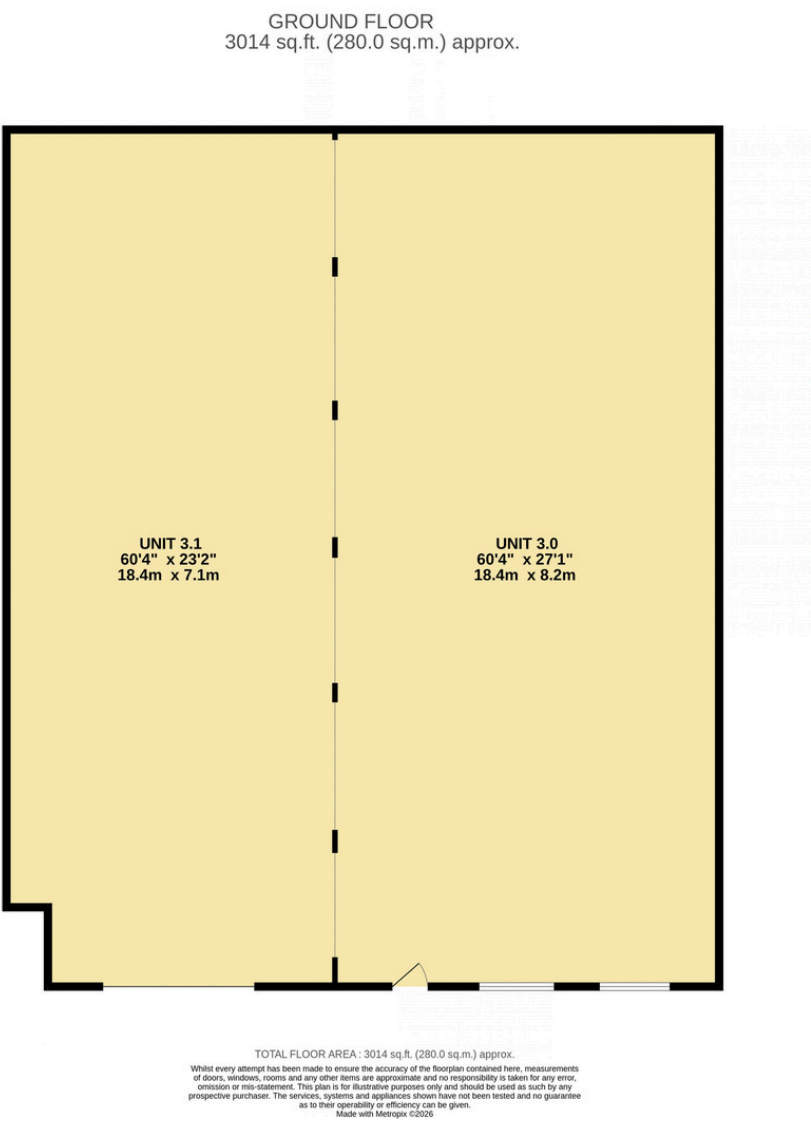
MAP LOCATION

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FLOOR PLAN



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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