




Former Leisure Ranch Site, Preston Road, Weymouth, DT4 7SX

A rare opportunity to lease by informal tender, the former Leisure Ranch site at Lodmoor, Weymouth.

Guide Rent: £25,000 Per Annum

Former Leisure Ranch Site,

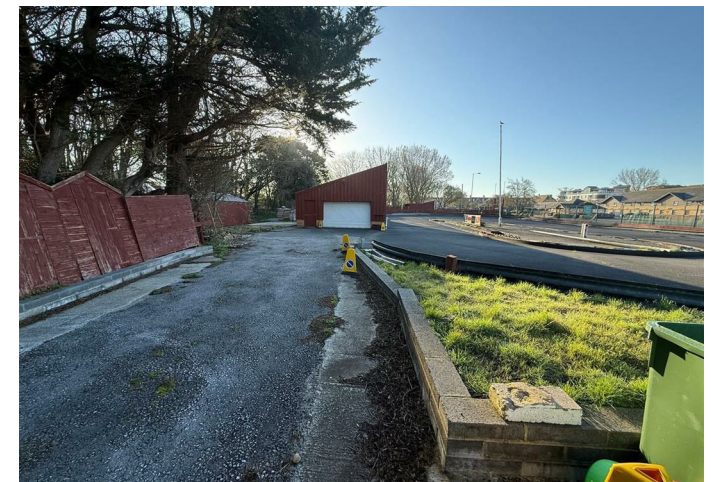
Preston Road
Weymouth
DT4 7SX

 27300.00 sq ft

- For Lease by Informal Tender - deadline Noon on 22nd May 2026
- Large outdoor leisure site close to Weymouth Seafront
 - Suitable for various activities
 - Several ranch style cabins for operational purposes
- Adjacent to Council car park and other leisure activities

Guide Rent: £25,000 Per Annum

Dorchester Commercial
01305 261008 ext 5
commercial@symondsandsampson.co.uk



THE PROPERTY

Proposals and rental offers are sought by informal tender from leisure/sporting type operators by Friday 22nd May 2026 at 12 noon for the land described as the former Leisure Ranch at Lodmoor Country Park in Weymouth that previously comprised go-cart tracks, slide and other children's play areas,

The site totals 2537sqm approx. (27,300sqft) 0.2537/0.625 acres of open land close to other attractions at the Country Park including the Sea Life Centre, Sandworld, a 9 hole golf club, nature park and walks among other things and underpinned by a large council car and coach park. The beach is a short walk away.

The site is generally uncovered although there are several existing timber 'ranch style' buildings with roller shutter doors opening. The slide has gone but the go cart track is still in place. The site is fenced and relatively level.

In commercial terms, the former Leisure Ranch site offers a rare opportunity to secure a foothold within the Lodmoor leisure corridor. It is well-suited to destination-led, experience-driven commercial uses that complement the wider park setting and reinforce Weymouth's tourism economy.

Proposals are sought to take an occupational lease at a Guide Rent of £25,000 pa with an additional turnover rent of 10% of turnover based once a turnover of in excess of £250,000pa is met. Alternative lease proposals will be considered, Nil premium but a rent deposit may be required,

Supporting information will be required on the concept, the fitout required and how it is proposed to be funded as well as expected lease terms and timescales.

Please contact Lee Edgson
(ledgson@symondsandsampson.co.uk) for an Informal Tender form.



LOCATION

The former Leisure Ranch site occupies a prominent position within the wider Lodmoor area on the eastern approach to Weymouth, forming part of a well-established leisure and tourism cluster adjacent to the seafront and town centre. Historically, the site formed part of a broader family-oriented attraction offer within Lodmoor Country Park, alongside facilities such as the Sea Life Centre, mini-golf, and other visitor attractions. Brewers Fayre and Premier Inn front the site.

Weymouth is a historic seaside town on the south coast of England, forming part of the Jurassic Coast World Heritage Site. Renowned for its sandy beach, sheltered bay, and traditional resort character, Weymouth has long been one of the South West's most popular coastal destinations. Situated approximately 8 miles south of Dorchester, Weymouth benefits from strong regional road links via the A354 and rail connections to London Waterloo and Bristol. The town acts as a key gateway to the wider Dorset coastline and countryside, attracting both day visitors and longer-stay tourists.

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000. Business Rates RV: £6,300

SERVICES

Mains electricity, water and drainage. Mobile signal is good indoors and out with Vodafone and EE and variable with Three and O2. Standard and Ultrafast Broadband is available in this area.

DIRECTIONS

What3words:///income.neatly.delay

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.

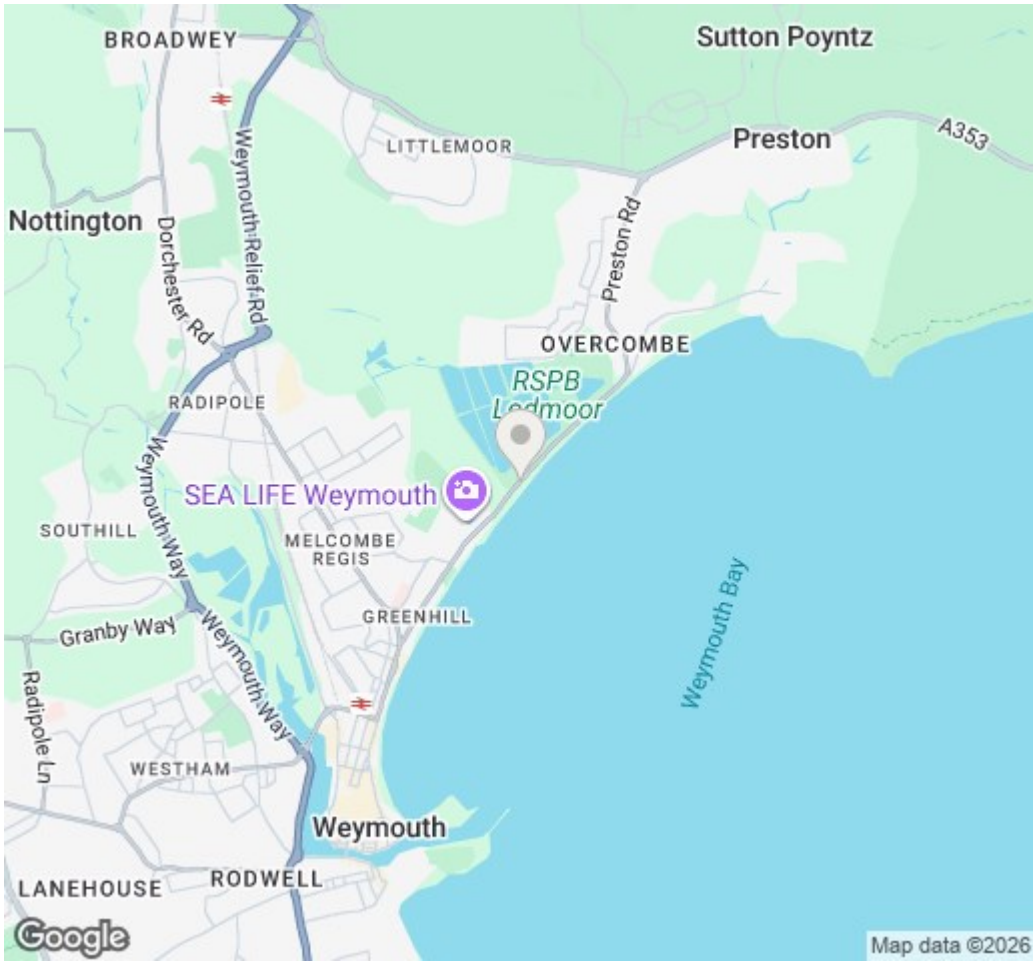
FINANCE ACT 1989

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/LE/17.04.26



01305 261008 ext 5

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 6 Burraton Yard, Burraton Square,
 Dorchester, Dorset DT1 3GR



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

INFORMAL TENDER FORM (Commercial Lease)



To be submitted via DocuSign or email by **NOON MIDDAY, FRIDAY 22nd MAY 2026**.
Please supply email address to Lee Edgson, Symonds & Sampson LLP
or ledgson@symondsandsampson.co.uk to receive a DocuSign link

PROPERTY: FORMER LEISURE RANCH SITE, PRESTON BEACH
ROAD LODMOOR, WEYMOUTH, DT4 7SX (Landlord: Dorset
Council)

TENDER TERMS

If you wish to submit an offer to lease the above property, please complete this form and submit it in writing or by email on the following basis:

- All offers must be for a fixed rent (per annum). Escalating or conditional bids linked to other offers will not be considered.
- Please specify the proposed lease term and any break options.
- You should confirm how the offer will be funded and provide evidence of financial standing where available.
- State any conditions attached to your offer (e.g. subject to survey, planning permission, fit-out works, or landlord contributions).
- If acting on behalf of another party, provide their full details and confirm your authority to act.
- Provide details of your solicitor or legal representative.
- All offers should be submitted subject to contract.
- Please indicate your anticipated timescale for agreement of lease terms and completion.
- The landlord is not obliged to accept the highest or any offer.

APPLICANT DETAILS

Full Name / Company Name:

Address:

Telephone:

Email:

OFFER DETAILS

Proposed Annual Rent:

£

Rent in Words:

Proposed Lease Term:

Break Clauses (if any):

Proposed Use of Property:

FINANCIAL INFORMATION

Funding Details / Financial Standing:

[Provide details or attach supporting documents]

References Available: Yes / No

If yes, please provide details:

LEGAL REPRESENTATION

Solicitor / Legal Representative:

TIMESCALE

Anticipated Timescale to Agree Lease:

Preferred Completion / Occupation Date:

CONDITIONS / ADDITIONAL COMMENTS

[Include any conditions, special requirements, or additional information]

DECLARATION

I/We confirm that this offer is made subject to contract and the information provided is accurate to the best of my/our knowledge.

Signed: _____

Name: _____

Date: _____

End of Tender Form