



Instinct Guides You



## Waterloo Place, Weymouth £320,000

- Ample Off Road Parking
- Beautiful Seafront Position
- 5 En-suite Letting Rooms
- Owners Accommodation
- Close To Town Centre
- Attractive Private Garden
- Vendor Selling Due To Retirement
- Well Presented Throughout



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Sat in a commanding position along Weymouth's beautiful Esplanade this charming five-bedroom guest house is now available for the first time in over two decades, offered for sale due to retirement. Bay Guest House enjoys a seafront position, only a 15-minute walk from the vibrant town centre and picturesque harbourside beyond. Several front rooms benefit from glimpses of the sea & en-suites. The property is Grade II Listed, Georgian in origin, and presented in a well-maintained condition with furnishings that complement its period character and AMPLE OFF ROAD PARKING.

**Tenure -**  
The premises are held on a 60-year full repairing and insuring lease that commenced in 2007, with a current rent of £12,000 per annum (inclusive of VAT).

**Business Profile -**  
This long-established guest house has built a loyal base of repeat visitors and offers the convenience of on-site parking. Currently operated by one proprietor, the business has historically been run successfully by a couple without the need for additional employees.

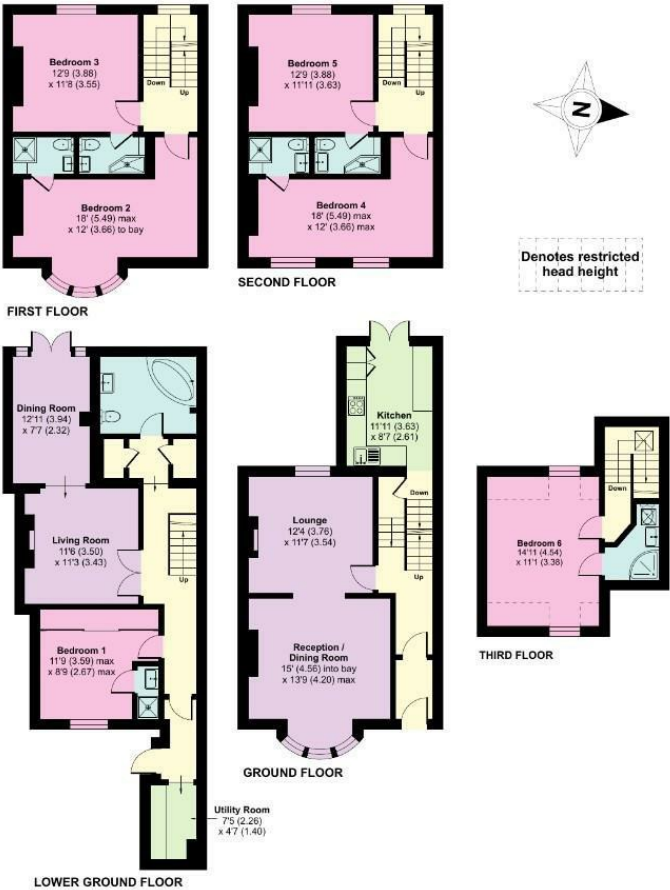
Highly rated on Booking.com and with excellent reviews on TripAdvisor, this guest house presents an exceptional chance to manage a seaside business.

The business has been successfully operated for a few years with a generous income and profit, demonstrable to any perspective buyer.



**Waterloo Place, Weymouth, DT4**

Approximate Area = 2342 sq ft / 217.5 sq m  
Limited Use Area(s) = 38 sq ft / 3.5 sq m  
Total = 2380 sq ft / 221 sq m  
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.