



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.



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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



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Ritchiecom 2025. Produced for Wilson Tominey Ltd. REF: 1386176

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WEYMOUTH & COASTLINE

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