



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



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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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.



## Room Dimensions




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			


  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales		EU Directive 2002/91/EC	

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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.