



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 * picturesquely 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.

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



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 demonstration only - not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating the Royal Institution of Chartered Surveyors (RICS) Code of Measuring Practice (2005). Printed by Wilson Tominey Ltd. Ref: 1308279

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 (CO₂) 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

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