



Instinct Guides You



Dorchester Road, Weymouth £385,000

- Nine Letting Rooms
- Character Building
- Versatile Usage
- Large Car Park
- Moments From Esplanade
- Four Bedroom Owners
- Self Contained Apartment
- Suit Combined Family Home With Income
- Cash Buyers Only
- Leasehold



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A SUBSTANTIAL NINE LETTING ROOM character leasehold detached GUEST HOUSE perfectly suited to a large combined family due to the FOUR BEDROOM OWNERS ACCOMMODATION and LARGE GARDEN situated within moments of Weymouth Esplanade and all town centre amenities including a variety of shops, restaurants and bars plus the main train line to London Waterloo. This versatile leasehold property comprises a four bedroom owners accommodation plus an additional SEPARATE SELF CONTAINED APARTMENT of which all could be utilised if necessary to further income.

There are nine further letting rooms with the majority being En-suite with one shared bathroom spread over three floors. The current owners have extensively upgraded the property increasing the business and are selling only due to looking to buy a larger hotel.

The property which has been run as a guest house for some years also has scope for different usages including a wedding venue or restaurant. The property is sat in large grounds with garden to the rear and car park to the front.

CASH BUYERS ONLY
LEASEHOLD GUEST HOUSE 10 YEAR ROLLING PRIVATE LEASE, £16,000 p,a

Room Dimensions

Owners Accommodation

Sitting Room 20'9" x 14'9" (6.35m x 4.50m)

Kitchen 15'8" x 14'0" (4.78m x 4.27m)

Bedroom 10'11" x 8'2" (3.34 x 2.49)

Bedroom 11'10" x 8'6" (3.62 x 2.61)

Bedroom 7'1" x 6'7" (2.18 x 2.03)

Office/Bedroom 9'11" x 6'11" (3.04 x 2.13)

Former Kitchen / Bedroom 10'2" x 7'7" (3.12 x 2.32)

Shower Room

Self Contained Annex

Lounge/Kitchen

Bedroom

Bathroom

Hotel

Dining Room 18'6" x 14'11" (5.64m x 4.57m)

Kitchen 13'6" x 11'1" (4.14m x 3.40m)

Utility Room

Bedroom Five, Ensuite 3.05m x 2.67m

Bedroom Six, Ensuite 16'0" x 14'0" (4.88m x 4.27m)

Bedroom Seven 12'2" x 10'0" (3.71m x 3.05m)

Bedroom Eight, Ensuite 12'2" x 9'4" (3.71m x 2.87m)



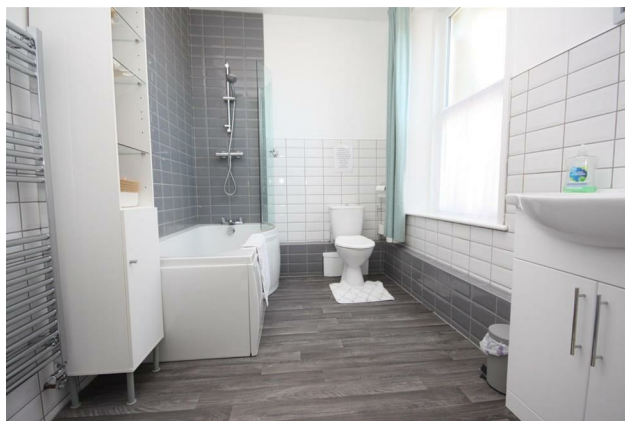
Ground Floor



First Floor



Second Floor



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	

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.