Instinct Guides You

Park Street, Weymouth
Guide Price £170,000

- No Onward Chain
- Spacious Commercial Property
- Potential For Change Of Use*
- Moments From Beach
- Close To Amenities
- In Need Of Some Modernisation

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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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The Property Ombudsman

Set within a prominent position along Park Street in Weymouth town centre, this substantial period building is currently registered for commercial use and presents an excellent opportunity for the possibility for potential change of use subject to the necessary permissions. The property enjoys an attractive frontage and is grade II listed, retaining character and charm, and benefits from accommodation arranged across three floors including an attic, offering generous and flexible internal space close to the seafront, harbour and main amenities.

The ground floor is arranged as the principal shop area with a wide frontage and double entrance doors opening directly from the pavement, creating a strong street presence. To the rear are additional shop areas providing further retail or storage space, together with ancillary rooms positioned off the main floorplate and separate W/C with door to the rear wooden stairwell leading to the first floor and side door access.

Stairs rise to the first floor where further retail or work space continues. The layout includes a large first floor shop area to the front with a bay window, along with additional side rooms and smaller areas that could suit offices, stock rooms or consultation spaces depending on requirements. In addition there is plumbing for a bathroom and toilet on this level. A central landing connects the various rooms and leads to the staircase serving the attic along with the connecting rear wooden staircase to the ground floor and side access door.

The top floor comprises a spacious attic, providing useful additional storage or ancillary space and enhancing the overall versatility of the building.

Overall, this is an opportunity to acquire a sizeable listed commercial property in a busy and well established Weymouth location within a 100 yards of the main town centre parking, offering flexible accommodation with potential for alternative uses or residential conversion, subject to the appropriate consents.

Room Dimensions

Ground Floor Shop Area 23'2" x 18'10" (7.08 x 5.75)

Rear Shop Area 15'8" x 7'3" + 7'10" x 15'8" (4.79 x 2.21 + 2.4 x 4.79)

First Floor Initial Room 13'2" x 12'7" (4.02 x 3.86)

Front Room 12'9" x 10'1" (3.91 x 3.08)

Side Room 9'5" x 7'6" (2.89 x 2.29)

Second Side Room 9'2" x 5'3" (2.8 x 1.61)

Attic 18'7" x 16'9" (5.68 x 5.11)

Agents Note *

Please note the property is registered as a commercial property and subject to permission may have the potential for change of usage.

We recommend details are verified by your solicitor before incurring any additional costs.

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.