



12 Frederick Place  
Weymouth, DT4 8HQ

**£495,000 Freehold**

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## 12 Frederick Place Weymouth, DT4 8HQ

A Home With Income or Investment Opportunity to purchase this Grade II Listed four storey terrace property. The ground floor is let to Bet Fred at £30,000 there lease expired in 2023 and they are holding over. There are two vacant suites on the first floor plus a store room and a self contained three bedroom second and third floor maisonette with a west facing balcony to the rear. The upper floors are vacant and offer flexibility how they are used subject to planning permission. The total floor area is in excess of 4000 sq ft

### Shop Unit let To BetFred 62'0" x 17'3" (18.90 x 5.28)

Let to Betfred at £30,000 per annum holding over on an expired lease which was for 15 years from 2008

To the rear of the shop is access to WC facilities and a staff kitchen

There is also a hatch access to a cellar below

### Entrance Hall

### Landing

### Studio1

32'2" x 19'8" (9.82 x 6.00)

Includes a door to WC with WC & wash hand basin and door to Kitchenette

### Store Room

14'5" x 14'3" (4.40 x 4.36)

### Studio 2

20'5" x 17'11" (6.24 x 5.48)

Bay window to front

### Self Contained Flat

### Landing

### Lounge

18'0" x 11'8" (5.50 x 3.58)

### Study

14'3" x 13'8" (4.36 x 4.19)

### Kitchen

13'9" x 7'2" (4.20 x 2.20)

### Balcony

Accessed from stair landing

### WC

WC & wash hand basin

### Landing

### Bedroom 1

12'3" x 8'10" (3.74 x 2.71)





**Bedroom 2**  
10'0" x 9'4" (3.05 x 2.87)

Built in Cupboard

**Bedroom 3**  
12'1" x 8'4" (3.70 x 2.56)

**Shower Room**

Tiled shower cubicle, wash hand basin WC

**Parking**

No off road parking included

**Council Tax & Business Rates**

The Ground floor shop unit rateable value is £16,250

The first floor rateable value is £8,300

Maisonette has a Band B Council Tax

**Flood Risk**

Very low risk from rivers sea and surface water

**Utility Supplies**

Mains electric water and drainage connected

**Construction**

Traditionally built with brick elevations and a pitched roof

**Phone and Broadband signal strength and coverage**

Vodafone 3 & O2 signals are strong, EE are average

TV, Sky & BT are available Virgin is not available

Broadband estimated standard 19 mbps superfast 80 mbps ultrafast is not available yet

**Legal Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



## Viewing

**Please contact our Hull Gregson & Hull Commercial Office on if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph

