



12 Frederick Place
Weymouth, DT4 8HQ

£375,000 Freehold

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 Let to Betfred who are currently negotiating a new 5 year lease, the rent expected to be between £18,000 and £21,000 per annum. 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 currently negotiating a new 5 year lease rent expected to be between £18,000 and £21,000 per annum
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 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

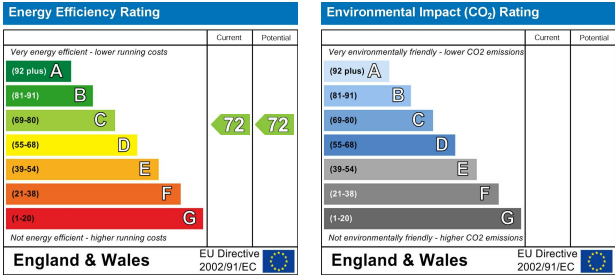
Please contact our Hull Gregson & Hull Commercial Office on if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
Tel: Email: www.hgh.co.uk