



Church Street
Weymouth, DT3 5QE

£165,000 Freehold

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Freehold commercial property located in a lovely location next to Upwey Wishing Well and the River Wey. The property has been used as an Art Gallery and printing business was sympathetically converted from a former bus stop and public conveniences to fit in to the picturesque setting of Upwey.

The present owners have added to the property with a summer house to the rear overlooking the Wishing Well Gardens. Offered for sale with vacant possession and suitable for a range of uses subject to planning permission. If planning permission could be obtained to convert this property to a residential use it would make an amazing Holiday home / Airbnb.

Gallery 19'5" x 19'8" (5.92 x 6.00)

Double window to front, doors in from both sides, French Doors on to rear garden area. Gallery currently internally partitioned these can easily be removed, electric under floor heating

WC WC & wash hand basin

First Floor 19'5" x 17'8" (5.92m x 5.38m)

Max L shaped, slopping ceilings & limited head height, sky light windows

Outside

Small garden area to the rear overlooking stream and leading to summer house

Summer House / Studio

Glazed double doors onto garden area





Business Rates

Rateable value of £6100 so would come under the governments business rates relief scheme providing it is your only business

Utility Supplies

Mains electric water and drainage connected

Flood Risk

Rivers & sea low risk surface water very low

Phone and Broadband signal strength and coverage

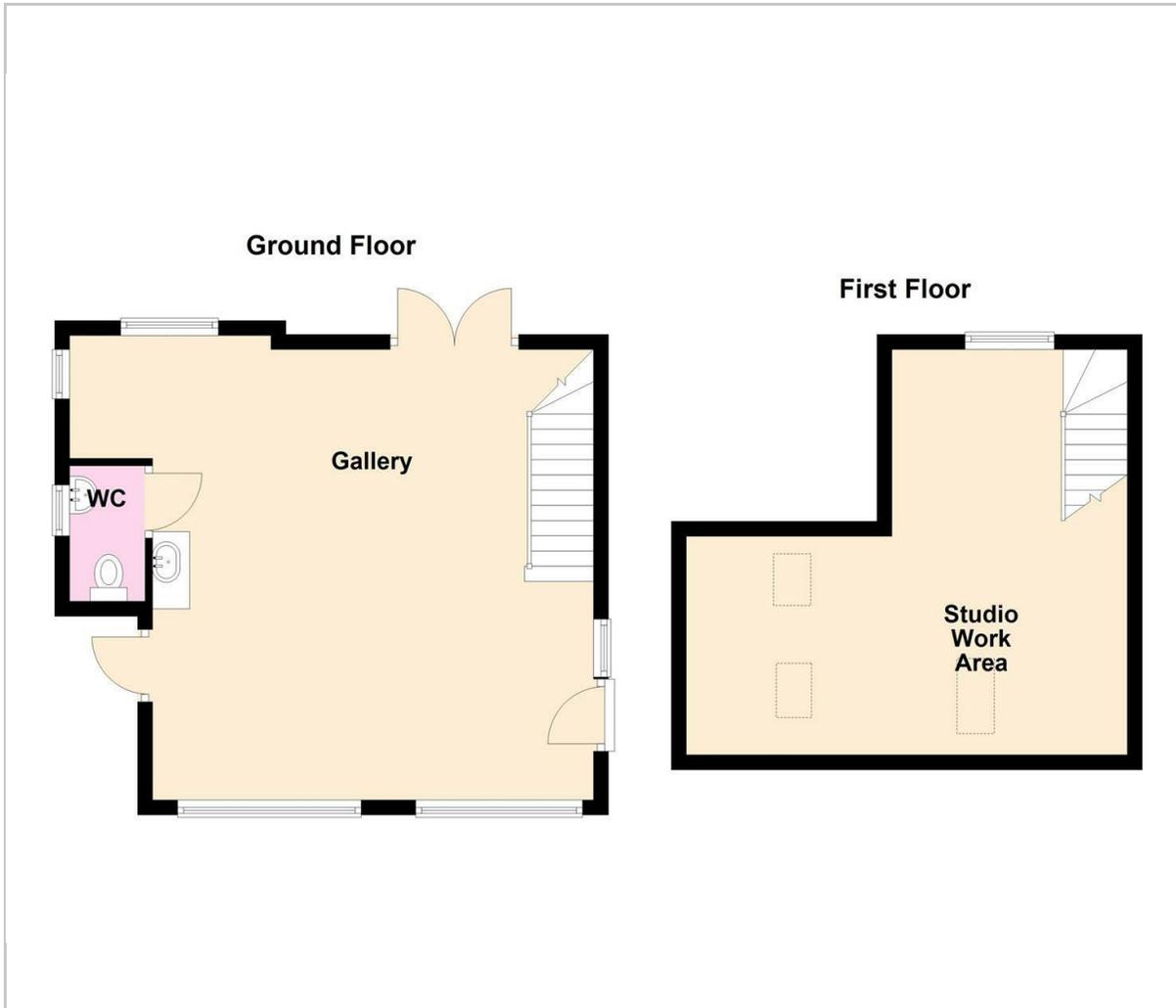
O2 is a strong signal, Vodafone is average 3 & EE are poor signals
TV, Sky & BT are available Virgin is not available
Broadband estimated standard 27 mbps superfast & ultrafast are not yet available

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



Floor Plan



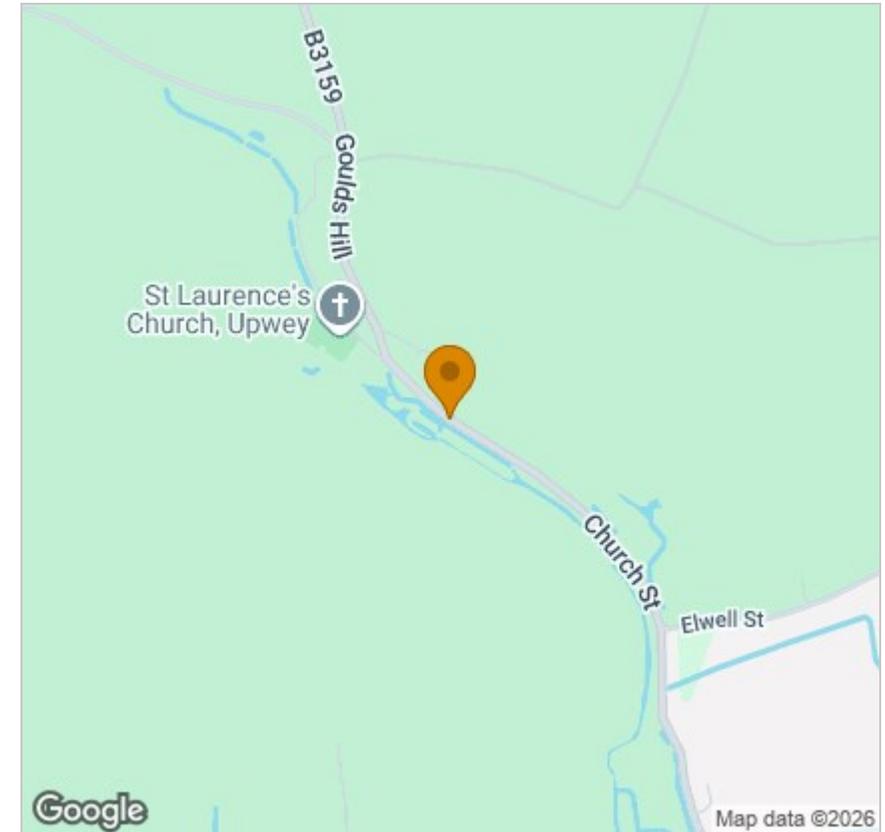
Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

