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The Hive
Cafe

20 Park Street, Weymouth, DT4 7DQ
Price Guide £325,000 Freehold

Shop with Living Accommodation

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COUNTER SERVICE

WELCOME

Enchilada	with three beans chili, + salad + cheese	£ 9.50
forages	Mushrooms & fresh herbs on (cabbage) & salad	£ 7.50
Lasagne	mushroom & spinach with garlic bread + salad + cheese	£ 10.00
Home special	Hot Honey, lemon + ginger	£ 3.00



20 Park Street

Weymouth, DT4 7DQ

- Freehold For Sale
- Beautifully Refurbished Flat
- Courtyard Garden
- Currently Run as an Air BnB
- Being Sold As Seen
- Fully Fitted Café
- 2 Double Bedrooms
- Roof Garden
- Character Property
- No Forward Chain

A great opportunity to own the freehold to this mixed commercial property consisting of a café with courtyard on the ground floor and 2 bedroom holiday let accommodation with roof garden above.

The current owners run the café successfully for a number of years with the upstairs being recently refurbished throughout the a very high standard and now being let out via Airbnb.

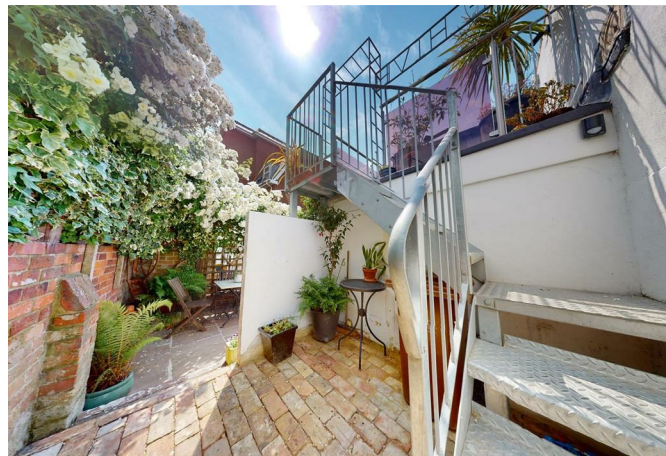
The property is being sold with all fixtures and fittings so, you can start earning money straight away.



Shop/ café 20'6" x 17'6" (6.26m x 5.35m)
The shop is accessed off Park Street and opens up into the seating area for the café with ample seating for at least 16 covers, there is a counter area with display fridge and coffee machine . You also get access to the kitchen area from behind the counter.

Kitchen 7'10" x 6'6" (2.41m x 2m)
The kitchen has eye and base level storage units with worktops over , there is space for appliances with 2 built in under counter ovens. To the rear of the kitchen there is a table top commercial dishwasher and a customer toilet.

Courtyard Garden
The courtyard garden is accessed via double doors from the café or a single door vis the back of the kitchen to give customers access without going through the kitchen. This is a walled courtyard with mature roses and other shrubs to created a pretty and relaxed environment. There is a rear metal gate giving the owners access into the courtyard and to the staircase which leads to the flat above the shop.





The Flat

The flat covers the first and second floors of the unit and has been extensively refurbished throughout to create a really stunning holiday let/ holiday home or owners accommodation if you wish to run the café.

Living Room 14'4" x 11'0" (4.38m x 3.36m)

The living room and kitchen/ diner is semi open planned, the living room is a good sized room with feature fire place and bay window.

Kitchen/Diner 14'4" x 7'5" (4.38m x 2.28m)

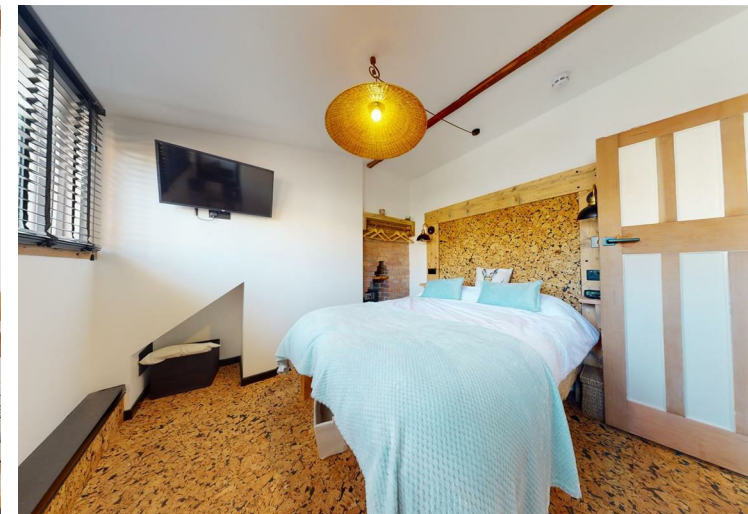
The kitchen is handmade with resin worktops, there is space for a fridge, a fitted dishwasher, oven, electric hob with extractor over.

Bedroom 1 12'0" x 9'9" (3.66m x 2.98m)

Double bedroom with electric heater, feature brick fireplace and large opening windows with rear aspect view.

Bedroom 2 11'3" x 8'8" (3.44m x 2.66m)

Double bedroom with electric heater with front aspect view





Shower Room

A modern white suite consisting of low level wc, wash and basin and shower cubicle.

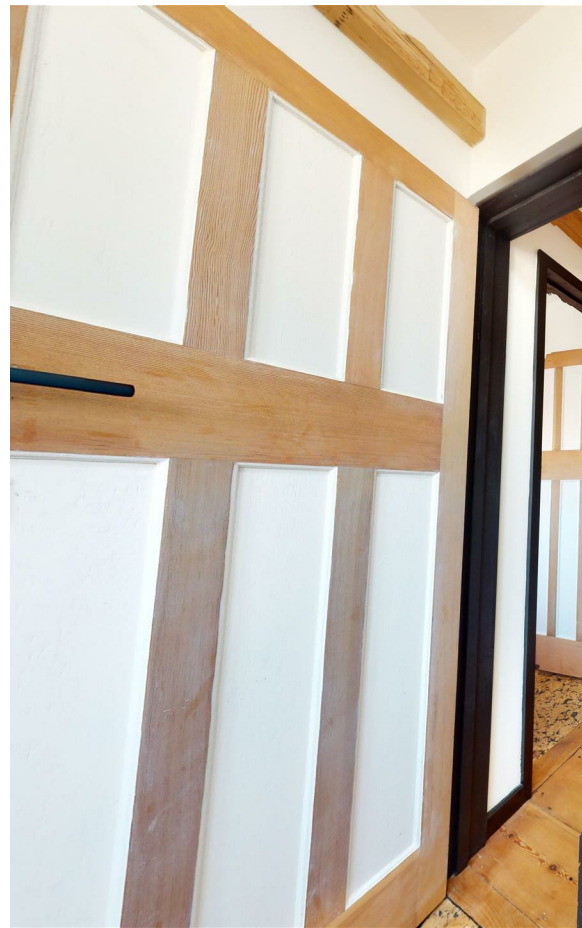
Outside

The property is accessed via a rear metal staircase that leads to the front door for the flat via the roof garden. The sunny roof garden is laid with AstroTurf and has several pots with mature shrubs.

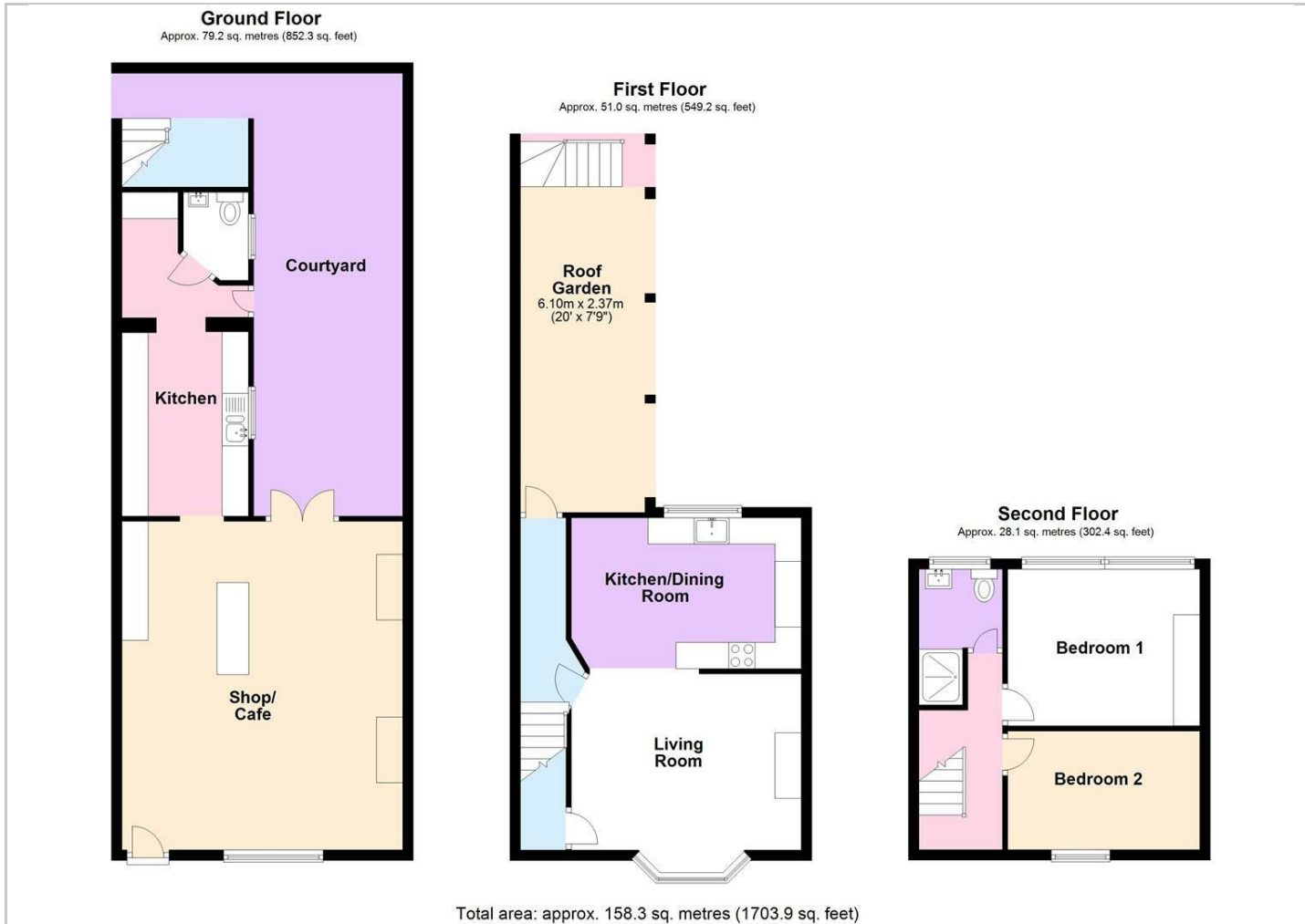
EPC Rating for Flat - Band C

EPC Rating for Café - Band B

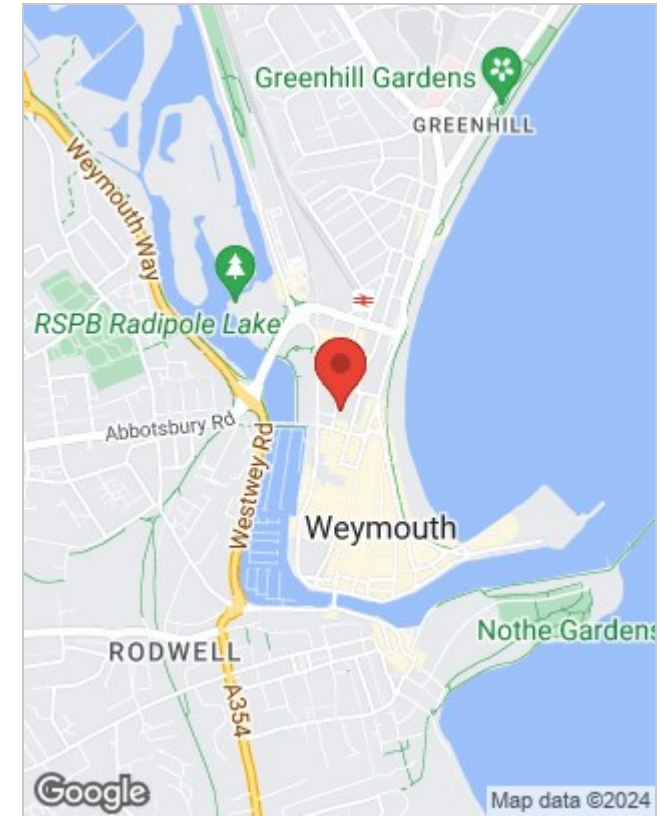
Rateable Value - £9,100



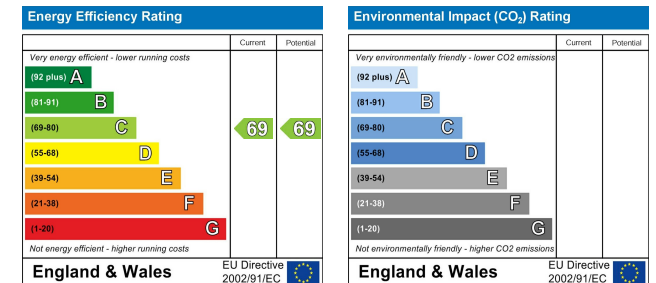
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk