



5 Belle Vue  
Weymouth, DT4 8DR

**£300,000 Freehold**

## 5 Belle Vue

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A spacious Grade II Listed five storey terraced commercial property located just off Weymouth Esplanade and close to Weymouth Harbourside, with views of both the Harbour and Esplanade from the upper floor windows. The property has potential for a wide range of uses including converting back to a Residential property either as a private house, guest house or as multiple units all these would be subject to planning permission being obtained. Alternatively it could continue with a commercial use currently used as office accommodation. Current Rateable value £12,500

### Entrance Hall

**Reception**  
13'7" x 11'9" (4.16 x 3.60)

**Office**  
12'4" x 9'1" (3.76 x 2.77)

**WC**  
With WC

### Landing First Floor

**Office**  
17'11" x 13'9" (5.47 x 4.20)  
Bay Window

**Meeting Room**  
12'6" x 10'7" (3.82 x 3.24)

**WC**

### Landing Second Floor

**Office**  
17'10" x 13'9" (5.46 x 4.20)  
Bay window, view to Weymouth Bay

**Office**  
12'6" x 10'7" (3.82 x 3.24)  
View to Weymouth Harbour

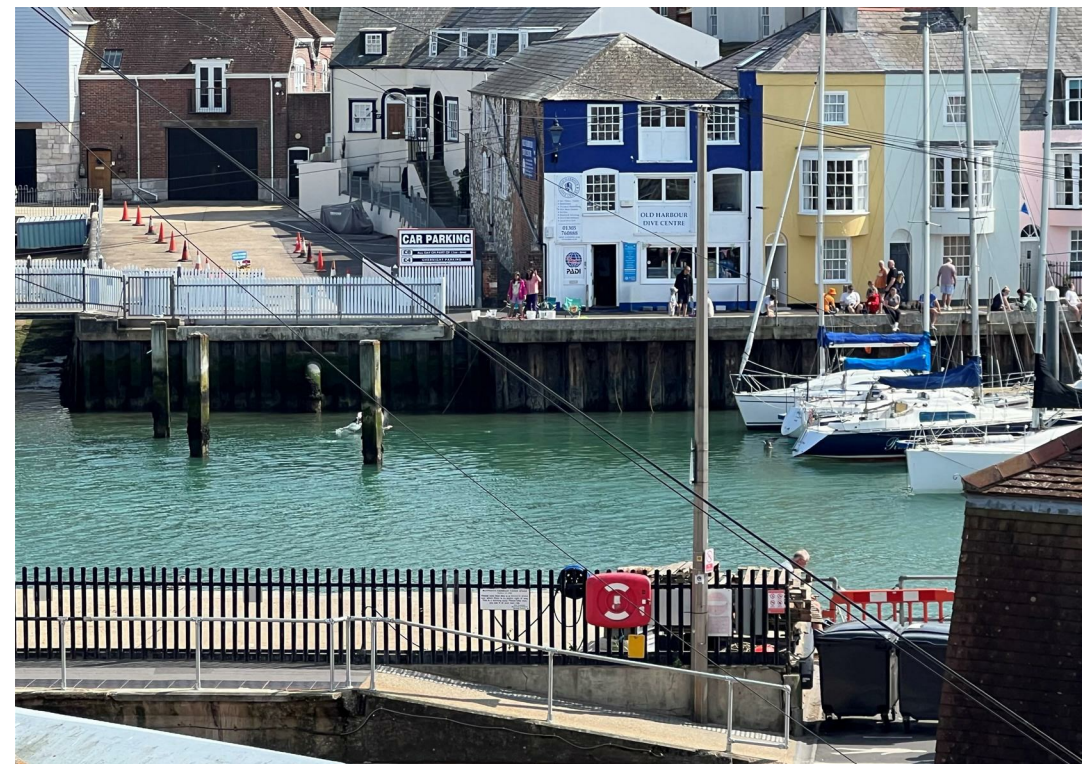
### Landing Third Floor

**Office**  
4.70 x 3.64  
View to Weymouth Bay

**Store Room**  
10'11" x 6'6" (3.34 x 2.00)  
View to Weymouth Harbour  
Sliding door to Shower & WC

### Landing Lower Ground Floor

**Store Room**  
13'11" x 12'9" (4.26 x 3.90)



**Kitchen**

11'9" x 10'9" (3.60 x 3.30)

Fitted with a range of Kitchen Units

**Outside**

Small yard to the rear

**Parking**

There is no off road parking included

**Utility Supplies**

Mains Gas, Electricity water & drainage connected

**Business Rates**

Rateable value £12,500 so would currently benefit from government rate reduction scheme providing it is the owners only commercial property

**Flood Risk**

Rivers & Sea no risk of flooding Surface water low risk

**Phone and Broadband signal strength and coverage**

Mobile phone signals are strong for Vodafone, O2, EE & 3

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 18 mbps superfast 80 mbps ultrafast not available

**VAT**

The property is not elected for VAT

**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

