



60 The Esplanade, 1b St Mary Street, Weymouth, Dorset, DT4 8DE

Asking Price £335,000 Ex-VAT

**FOR SALE**



- Seafront Location
- Cafe & 2 Flats
- Investment Opportunity
- First Floor Flat is One Bedroom
- Great Location
- Period Grade II Listed Property
- £29,300 Current Rental Income
- Stunning Sea Views
- Spacious Two Bedroom Flat on 2nd & 3rd floors



## THE PROPERTY

SEAFRONT INVESTMENT OPPORTUNITY, Located on Weymouth Esplanade is this Period Grade II Listed Freehold property with a Café on the ground floor and the upper floors are arranged as Two Self Contained Flats accessed from St Mary Street at the rear, Historically the upper floors was a four bedroom flat that was split without planning permission over 10 years ago.

The first floor is arranged as a small one bedroom flat with sea views from the living room bay window, the second & third floor maisonette is arranged as a spacious 2 bedroom flat with sea views from the Lounge & Bedrooms 1.

Currently the property is fully let generating £28,400 per annum.

The café is located in a great trading position for the summer months opposite to Weymouth beach and the flats upstairs enjoy fantastic views across Weymouth Bay.

Cafe

25'7" x 14'3"

Trading as Cafe Blue, held on a 5 year lease commencing on the 13th September 2020 at a current rental of £11,750 pa for year 3 and climbing to £12,500 for years 4 and 5.

Kitchen 2.93m (9'7") x 1.75m 95'8") WC, Basement storage with limited head height and access to rear yard

First Floor Flat

First floor flat is a small one bedroom flat with sea views from the bay window in the Living Room / Kitchen. Let at £700pcm including electricity, gas and water

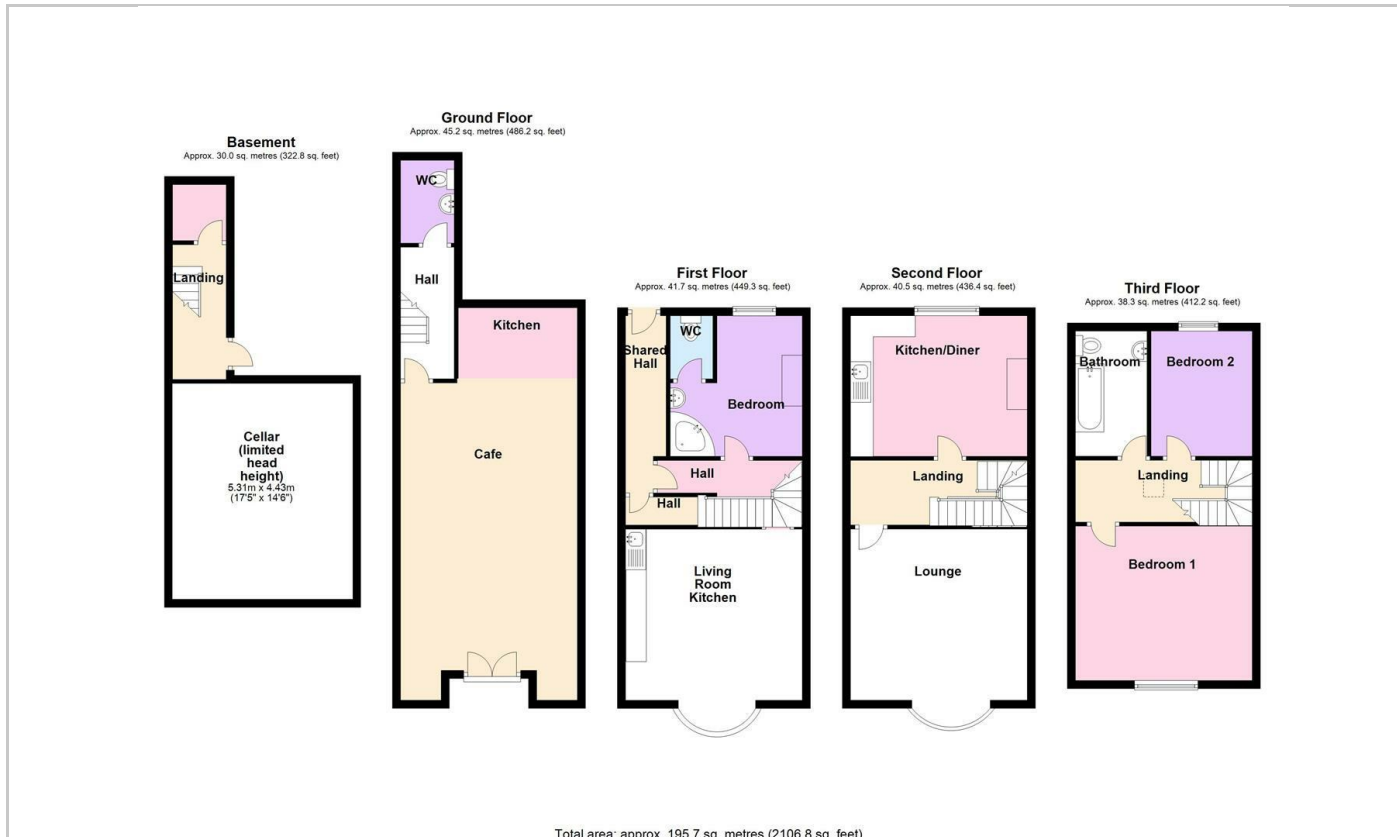
Second & Third Floor Flat

2nd and 3rd floor flat is a spacious two bedroom flat with bay window and sea views across Weymouth Bay from the Lounge and Bedroom 1, gas central heating

Let at £700pcm including electricity, gas and water. Tenants have been in occupation for 12 years

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.



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