

Hull 
Gregson
Hull **FOR SALE**
www.hgh.co.uk 01305 776666



36 St. Thomas Street
Weymouth, DT4 8EJ

£335,000 Freehold



36 St. Thomas Street Weymouth, DT4 8EJ

A rare opportunity to purchase a popular Freehold bar located in a prominent corner position in Weymouth Town Centre close to other popular bars, opposite Tesco Express and a short walk from the Harbour Area. The Bar is laid out over two floors ground and first floor and there is a modernised self contained one bedroom flat on the second floor, there is also a basement providing storage space and a beer cellar. The property is Grade II Listed and underwent an extensive refurbishment program approximately three years ago by the present owners. The present owners own other businesses in the town and haven't been able to focus enough effort on the property having only been trading recently on Friday & Saturday nights so regrettably have decided to sell and give a new owner the chance to take this fantastic bar forwards.

Main Bar
28'0" max x 21'0" max (8.55m max x 6.41m max)
Accessed from St Thomas Street

Mens Toilets
1 cubicle and 2 urinals, 1 wash hand basin

Ladies Toilets
3 x cubical and 3x wash hand basins

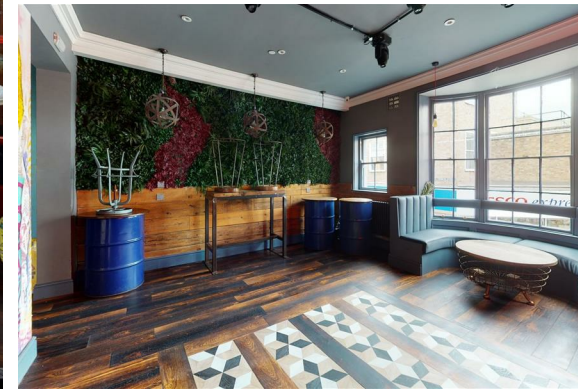
Stairs to basement
Stairs accessed for the side of the bar and give access to the Cellar, Stock Room and office.

Cellar
15'2" x 14'10" (4.64m x 4.53m)
Hatch is accessed from St Alban Street.

Basement Storage
14'1" x 11'3" (4.31m x 3.44m)

Basement Office
21'3" x 3'5" (6.48m x 1.05m)
Office space with safe and CCTV

Stairs to Upper Bar
Stairs rise to the Upper Bar on the first Floor level





Commercial Kitchen

12'7" x 6'10" (3.85m x 2.10m)

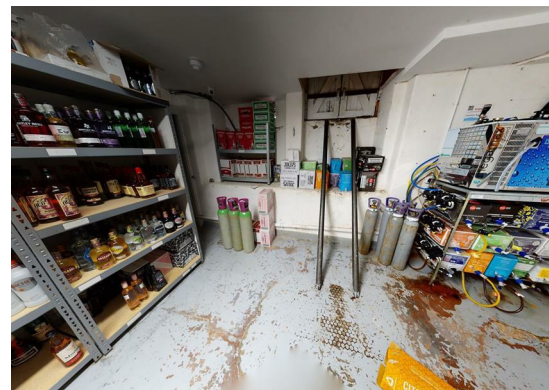
This kitchen is not currently used but fully kitted out with appliances.

Upper Bar

27'3" x 20'4" (8.33m x 6.20m)

Stairs to Flat

Stairs lead up from the Upper bar and give access to the 1 bedroom flat on the second floor.



Living Room

16'2" max x 12'0" (4.94m max x 3.67m)

Living room with storage cupboard, the kitchen is also accessed off the living room.

Bedroom

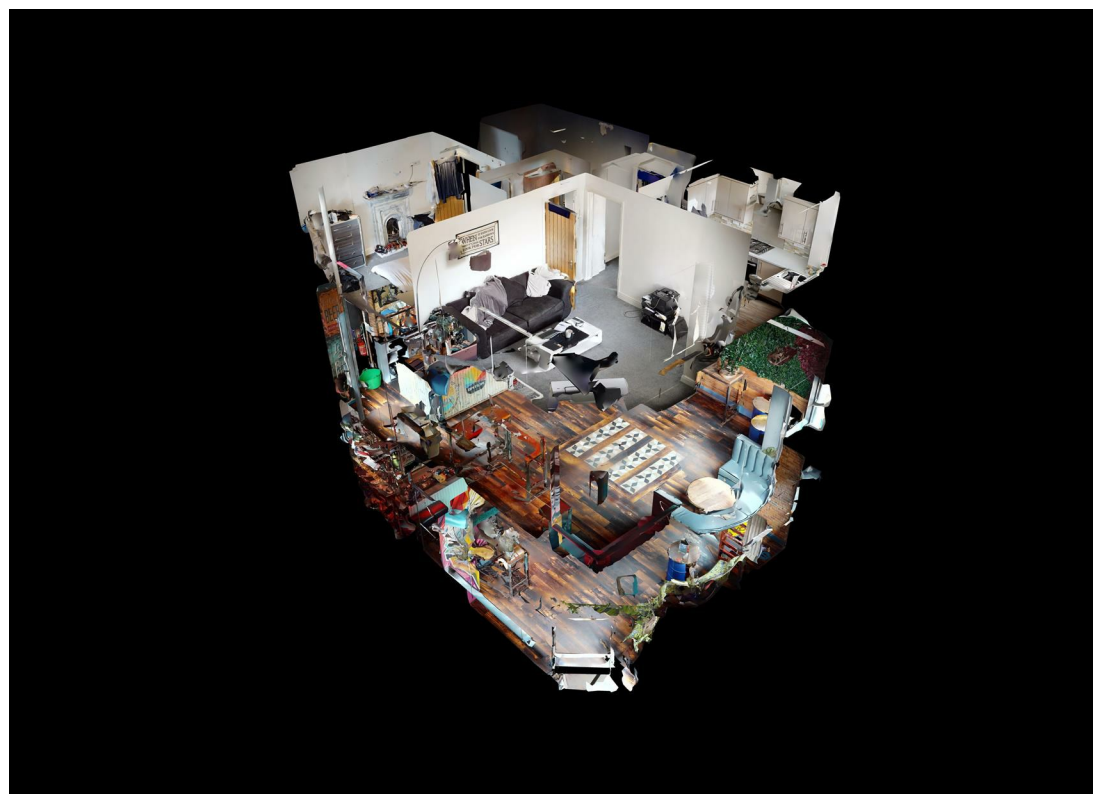
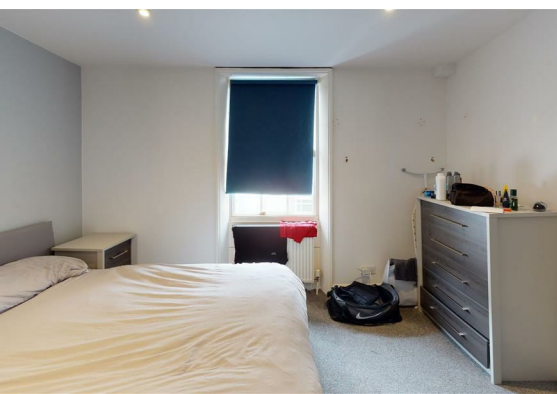
12'1" max x 10'7" max (3.70 max x 3.25m max)

Off the bedroom is a shower room with shower cubicle, low level wc and wash hand basin.

Kitchen

8'6" x 7'4" (2.61m x 2.25m)

Kitchen benefits from wall and base units with worktops over. Space for appliances and chrome sink.



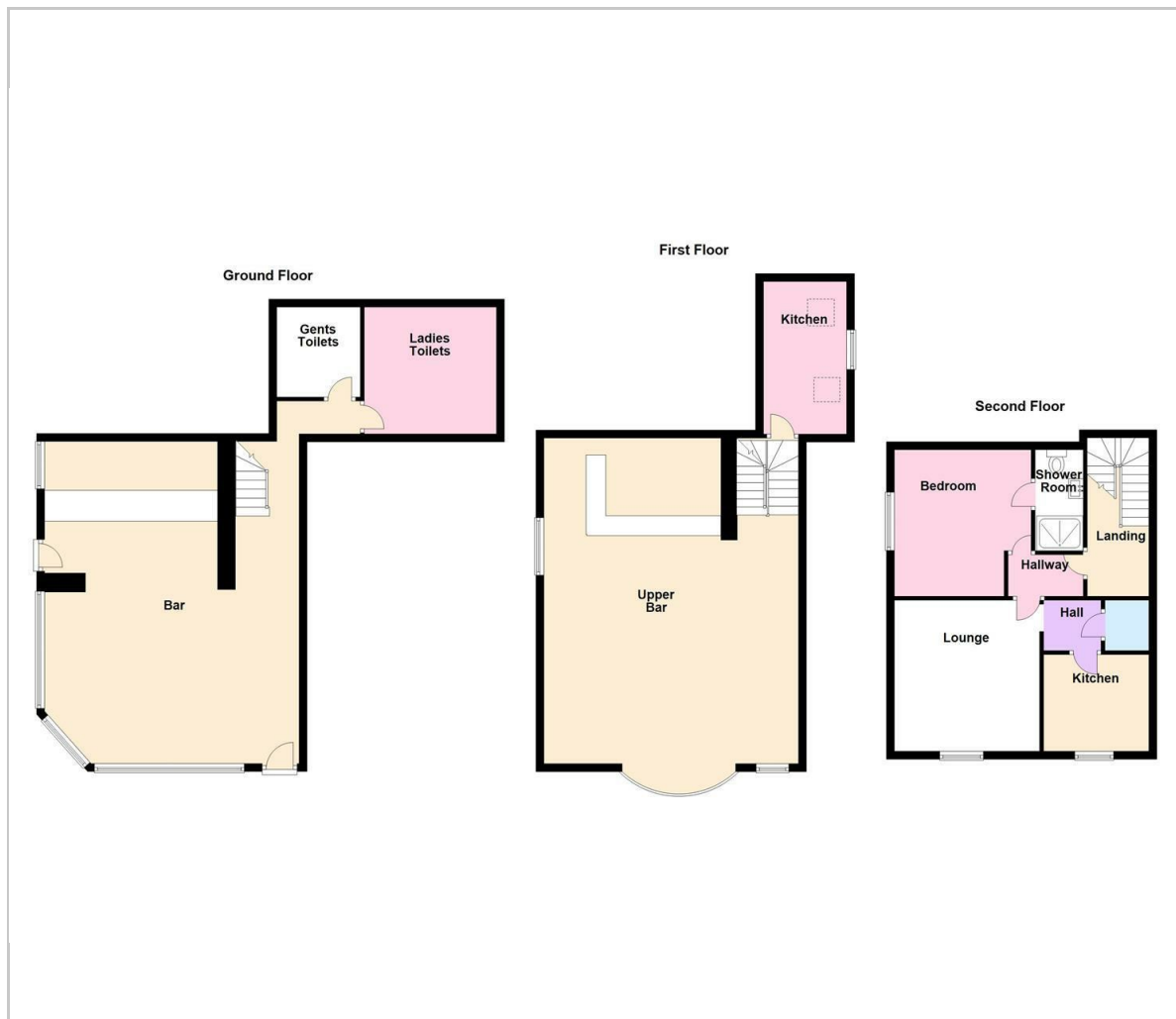
RATEABLE VALUE - £18,000

EPC - C

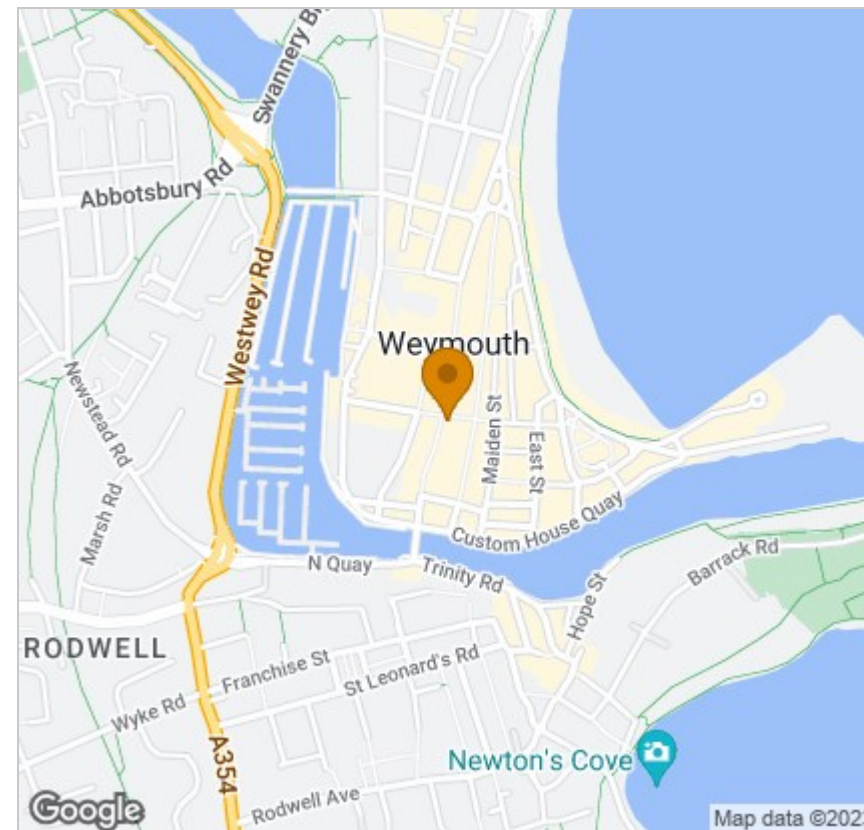
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan



Area Map



Energy Efficiency Graph

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.

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