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4 St. Alban Street
 Weymouth, DT4 8BZ

Price Guide £350,000 Freehold



4 St. Alban Street Weymouth, DT4 8BZ

**** 3D VIRTUAL TOUR AVAILABLE **** A great opportunity to purchase the freehold of this mixed use building currently consisting of commercial shop on the ground floor and a 2/3 bedroom flat on the first, second and third floors. The building is Grade 2 listed and features wooden sash windows and bay windows which would have to remain due to it also being in a conservation area. St Alban street has always been know for its old fashioned and quirky property and busy streets filled with tourists enjoying the independent shops, cafes and bars on offer. Viewing's will not be easy so, we ask you look at the 3D virtual tour before you call to arrange a viewing.

Shop

Shop front has two good size display windows with double opening door in the middle which is set back from the street slightly. Consisting of approx. 797sqft of total retail space with a step up nearer the back of the shop, stock room, kitchen/ staff room and wc.

Rateable Value - £8,600 from April 2023

EPC Rating - Band C

Retail Area

37'5" x 14'11" (11.41m x 4.57m)

A good size retail space with steps leading to a slightly raised area.

Kitchen/ Staff room

12'11" x 11'8" (3.96m x 3.57m)

Has previously been used as a cafe/bar so kitchen could be re-equipped to accommodate that type of business gain.

Flat

The flat is situated on the 1st & 2nd floor and is accessed via the rear alleyway where you will find a metal staircase this is undercover leading to the flat via the roof terrace garden. There is no access to or via the shop.





Living Room

14'5" x 11'1" (4.41m x 3.39m)

A good size room with feature bay window

Kitchen

13'11" x 9'0" (4.25m x 2.76m)

Consisting of eye and base level storage units with worktops over and built in sink with views over the roof terrace garden. There is space for appliance.

Bathroom

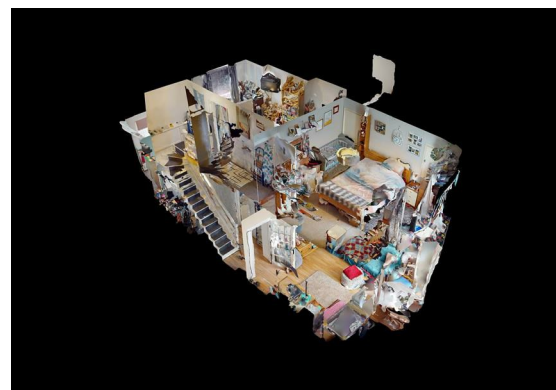
5'6" x 6'8" (1.68m x 2.04m)

Located off the hallway next to the front door is the bathroom. There is a bath with shoer over, low level wc and wash hand basin.

Bedroom 1

12'10" x 9'8" (3.92m x 2.95m)

A good size double bedroom with feature bay window and plenty of built in storage.



Bedroom 2

13'8" x 9'4" (4.17m x 2.87m)

A double bedroom with the option of built in storage

Loft Room

12'2" x 11'4" (3.71m x 3.46m)

The room is mainly used for storage and a games room for their grandchildren.

Outside

The roof terrace garden is a good size and gets plenty of sun.

Council Tax Band - B



Floor Plan



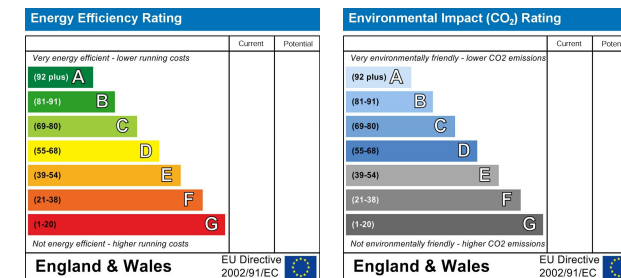
Viewing

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

Area Map



Energy Efficiency Graph



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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