



33 Abbotsbury Road
Weymouth, DT4 0AE

Guide Price £275,000 Freehold



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**** REDUCED ** FREEHOLD INVESTMENT OPPORTUNITY,** located on Abbotsbury Road is this Freehold property with a retail shop on the ground floor and the upper floors are arranged as Two Self Contained Flats accessed from a door to the side of the shop. The first floor is arranged as a generous one-bedroom flat with living room bay window, the second & third floor maisonette is arranged as a spacious 2-bedroom flat with large living room. Currently the property is letting the flats which is generating £18,000 per annum. The shop is currently up To Let

Commercial Shop

26'5" max x 17'8" max (8.07m max x 5.41m max)

The shop is currently empty and is being advertised TO LET, The shop is a generous size with bay frontage that makes it light and airy.

Stock Room

10'1" x 8'10" (3.09m x 2.71m)

The stock room is down 2 steps and has a rear door to the garden although they only have right away over it if there is a fire.

Kitchen

8'2" x 7'3" (2.50m x 2.21m)

The kitchen is fitted out with wall and base units with a worktop over and double stainless steel sink inset.

WC

White wc and wash hand basin

Rateable Value - £4,000pa

EPC Rating - Band TBC

Communal Entrance for Flats

Communal entrance for the flats via a door to the left side of the shop which gives access to the flats on the first floor and second floor. Also from the ground floor there is a back door giving access to the rear garden area.

Flat 1

Flat 1 is located on the first floor which is rented out at £650pcm to a long standing tenant.

Living room

14'4" (17'2" into bay) x 10'5" (4.37m (5.24m into bay) x 3.20)

The living room benefits from a bay window and feature fireplace.

Kitchen

15'4" x 11'2" (4.69m x 3.42)

A great room which easily fits a dining table in. Offering ample wall and base units with worktops over, fitted sink unit. Space for washing machine, freestanding cooker and fridge/ freezer.

Bedroom

11'9" (14'10" into bay) x 10'6" (3.59m (4.54m into bay) x 3.21m)

Benefits from a bay window and fireplace

Shower room

This room is accessed from the kitchen, step down 4 steps to a room with the shower cubicle and a wash hand basin in it, toilet is behind another door. There is a small storage cupboard also.

EPC Rating - Band E

Council Tax Band - A

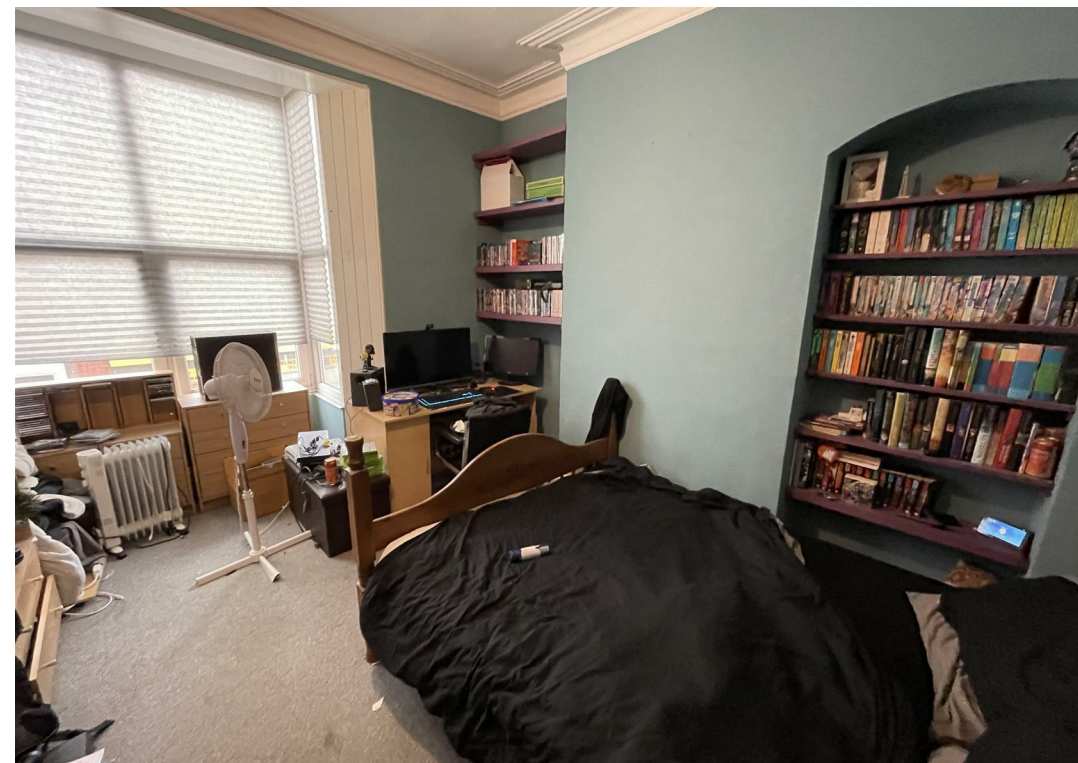
Flat 2

Accessed from the second floor and occupies the third floor also. Currently rented out at £850pcm to a long standing tenant.

Living Room

21'1" x 13'3" (6.43m x 4.05m)

The living room is accessed by an internal staircase to the third floor, the living room takes up the whole of this floor and features 2 Velux windows.





Kitchen

14'6" x 7'11" (4.44m x 2.43m)

Offering ample wall and base units with worktops over, fitted sink unit. Space for washing machine, freestanding cooker and fridge/ freezer.

Bedroom 1

11'1" x 10'5" (3.38m x 3.20m)

Light and airy room with feature bay window and fireplace.

Bedroom 2

11'1" (14'2" into bay) x 10'6" (3.38m (4.34m into bay) x 3.21m)

Light and airy room with feature bay window and fireplace.



Shower Room

7'6" x 7'2" (2.29m x 2.20m)

Shower cubicle, low level wc and wash hand basin.

EPC Rating - Band E

Council Tax Band - A

Rear Garden

The rear garden is accessed via the rear door on the ground floor and is for the use of both flats only. There is a gate at the back which leads to a lane giving access to Melbury Road.

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 firm's 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 Commercial Office on if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

