

# Hull Gregson Hull



6 Bond Street, Weymouth, DT4 8HE

Asking Price £425,000 Freehold

Shop with Living Accommodation

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# 6 Bond Street

Weymouth, DT4 8HE

- Freehold for sale
- Restaurant/ takeaway to the ground floor
- 4 Ensuite Letting Rooms
- Close to the Esplanade and Beach
- No Onward Chain
- Mixed Commercial Building
- 7 Letting rooms to the first and second floor
- Great Location for passing Trade
- Available for Change of Use STTP
- Vacant Possession

A substantial Freehold Grade II Listed commercial property located on a prominent corner position overlooking the centre of St Mary Street and down New Bond Street, close to HSBC Bank, WH Smiths, Lloyds Bank and Marks & Spencer's as well as a host of other well-known brands.

The property is also well positioned for people walking between the main shopping streets and the Esplanade.

In recent years the property has been let to tenants using the property as a restaurant with living accommodation above and most recently for Thai food. The restaurant area is open to other potential uses subject to planning permission being obtained.

The current owner has spent a considerable amount of money getting the property back to its former glory and there has been a refurbishment of the interior of the building by making the first and second floors with 7 letting rooms, 4 of which are good size doubles with ensuite shower rooms and there are 2 shower rooms shared by the other 3 rooms.

The owner has now had a change of circumstances and needs to sell the unit so it will be sold with No Onward Chain and Vacant Possession.



## Basement Area

There is a staircase by the bar area that leads to a good size basement area which has plumbing for commercial appliance, wc, all the electric meters and water tanks that service the whole building.

## Restaurant Seating Area

19'4" x 14'5" (5.9m x 4.4m)

The seating area is fitted out with some new furniture and plenty of windows to allow the room to fill with natural light.

## Entrance & Bar Area

16'4" x 13'9" (5.0m x 4.2m)

The entrance door is on the side of the building in Maiden Street and opens into the bar area which has a counter with sink and plumbing all ready to go.

## Kitchen & Prep Area

16'8" x 13'9" (5.1m x 4.2m)

The kitchen area is a good size with plenty of options for different types of cuisine, there is a couple of appliances.

## Bedroom 1

17'0" (into bay) x 13'1" (5.2m (into bay) x 4.0m)

A great double bedroom with windows on 2 sides allowing plenty of light to fill the room, with a feature bay window that gives you a sea view through to the end of Bond Street and large ensuite shower room.





**Ensuite** 13'9" x 3'11" (4.2m x 1.2m)  
Shower with glass surround, low level wc and wash hand basin with modern marble effect tiling.

**Bedroom 2** 13'5" x 12'5" (4.1m x 3.8m)  
A large double bedroom with feature bay window and ensuite shower room.

**Ensuite** 5'10" x 5'2" (1.8m x 1.6m)  
Shower with glass surround, low level wc and wash hand basin with modern marble effect tiling.

**Bedroom 3** 10'2" (into bay) x 9'2" (3.1m (into bay) x 2.8m)  
Double bedroom with feature bay window looking out on Maiden Street and the town centre beyond also benefitting from and small storage cupboard

**Shower Room 1** 8'6" x 5'2" (2.6m x 1.6m)  
Shower with glass surround, low level wc and wash hand basin with modern marble effect tiling.

**Bedroom 4** 13'1" x 13'9" (into bay) (4.0m x 4.2m (into bay))  
A large double bedroom with feature bay window and ensuite shower room.

**Ensuite** 5'6" x 4'11" (1.7m x 1.5m)  
Shower with glass surround, low level wc and wash hand basin with modern marble effect tiling.





**Shower 2** 6'10" x 4'11" (2.1m x 1.5m)  
Shower with glass surround, low level wc and wash hand basin with modern marble effect tiling.

**Bedroom 5** 13'1" x 11'5" (into bay) (4.0m x 3.5m (into bay))  
Double bedroom with feature bay window looking out on Maiden Street and the town centre beyond.

**Bedroom 6** 14'1" x 7'2" (4.3m x 2.2m)  
Double bedroom with 2 windows that allow plenty of light to fill the room and views over the town centre

**Bedroom 7** 10'5" max x 9'6" max (3.2m max x 2.9m max)  
Double bedroom with feature fireplace and storage cupboard as well as use of a ensuite shower room.

**Ensuite** 7'6" x 2'11" (2.3m x 0.9m)  
Shower with curtain, low level wc and wash hand basin with modern marble effect tiling.

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## Floor Plans



## Viewing

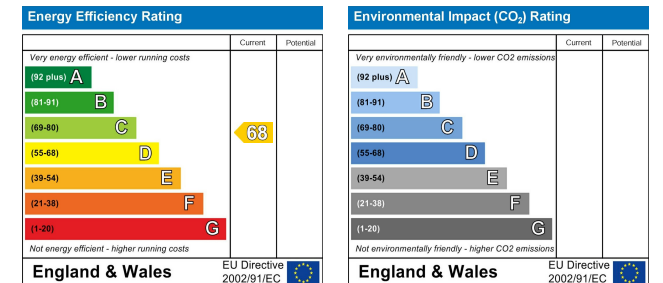
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## Location Map



## Energy Performance Graph



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