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SLUG & LETTUCE

55a St. Thomas Street  
 Weymouth, DT4 8EQ

**Offers Invited £295,000 Freehold**



## 55a St. Thomas Street Weymouth, DT4 8EQ

This Grade II listed property offers a generous sized commercial unit that's located next to The Slug & Lettuce and close to the Wetherspoons pub with 2 floors of residential above. You are buying the freehold of this property so, you will own all 3 floors of which there is a need for refurbishment throughout.

A double bay window fronted shop unit that's approx. 900sqft and the premises is suitable for a wide range of uses subject to planning it has been rented for circa £17,000pa

The first and top floor would make lovely residential accommodation to let out as a whole unit or to be split into 2 flats and let out on a short hold basis or holiday let.

### Shop/Rear Area

23'11" x 26'10" / 20'0" x 13'0" (7.30m x 8.20m / 6.10m x 3.97m)

A double bay fronted shop unit with a integral commercial fridge, external commercial freezer and courtyard area. Situated at the lower end of St Thomas Street next to the Slug & Lettuce and opposite the Wetherspoons Public House, and is on one of the main access routes into the town centre close to the Town Bridge and Weymouth's picturesque harbour. The premises would be suitable for a variety of uses subject to planning permission.

### The Flats

The flats are accessed via a door to the right hand side of the shop which opens up to a corridor leading to the staircase which gives access to both floors

### Living/Kitchen/Dining Room

28'6" max x 13'5" max (8.70m max x 4.09m max)

Benefits from a lovely bay window and a chimney to allow for a feature fireplace

### W/C

Currently houses a low level wc and wash hand basin

### Dressing Area

7'3" x 7'3" (2.23m x 2.21m)

This area is accessed off the living room and gives access to what could be a good sized double bedroom. Although there is enough room in the bedroom for wardrobes this could make a dressing area or some form of storage.

### Bedroom 1

20'11" x 10'5" (6.38m x 3.20m)

A large double bedroom with ample space for storage cupboards and even an ensuite.





### Bedroom 2

8'7" x 11'7" (2.62m x 3.55m)

This could be bedroom 2 or a study but doesn't have a window for natural light.

### Living/Kitchen

13'5" x 13'5" (4.10m x 4.11m)

There is a worktop with base units below and space for appliances. There is an open fire and views over the harbour.

### Bedroom

10'2" x 8'10" (3.12m x 2.71m)

Offers a front aspect window

### Bathroom

7'2" x 5'1" (2.19m x 1.57m)

Wash Hand Basin and bath with a separate toilet across the hall.

**Rateable Value - £15,000**

### EPC - Exempt

The property is exempt from EPC due to it being a grade II listed property.

### Council Tax Rating - A

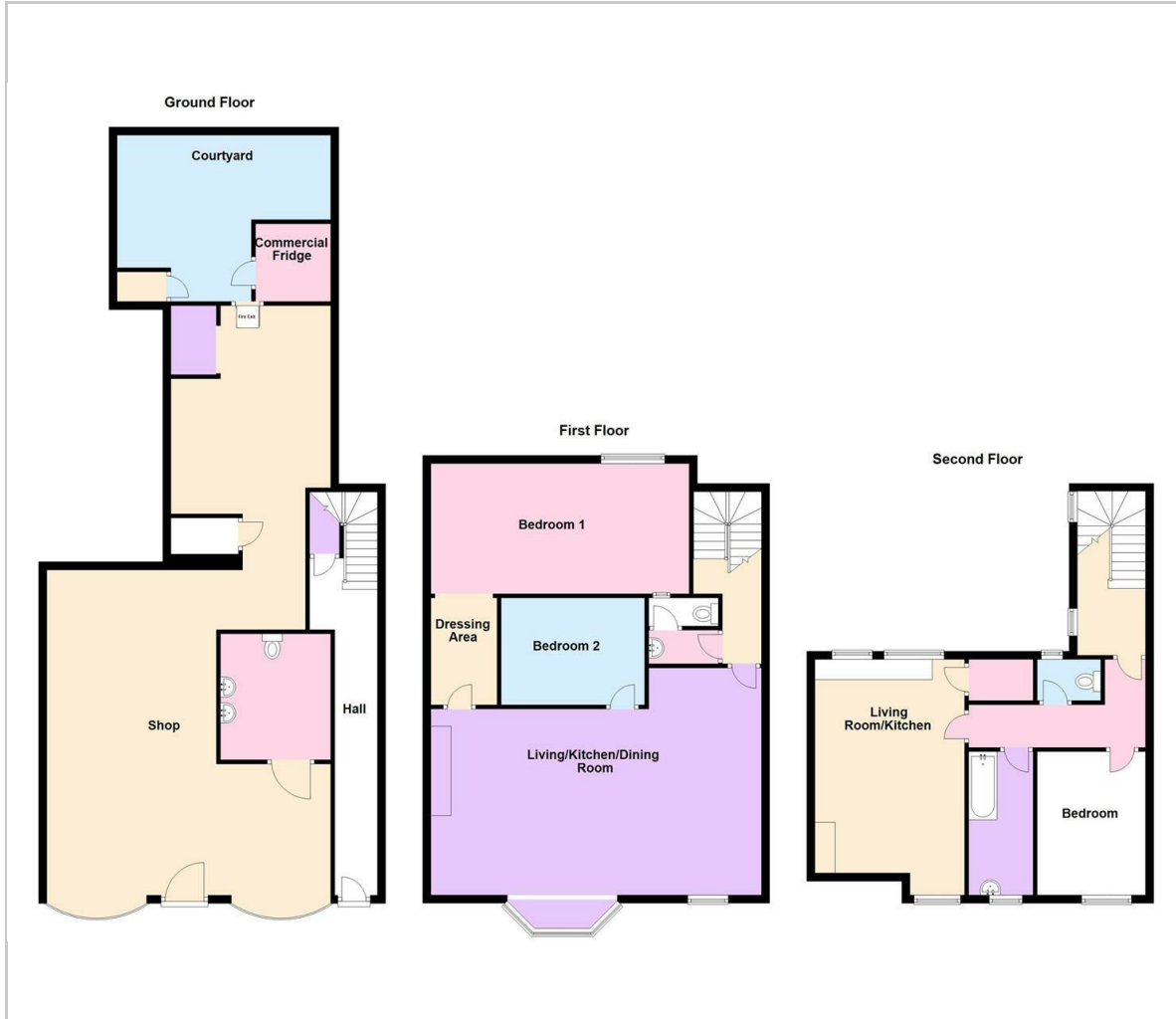
Quoted for the top flat only and only applies to the residential part of the building.

### 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



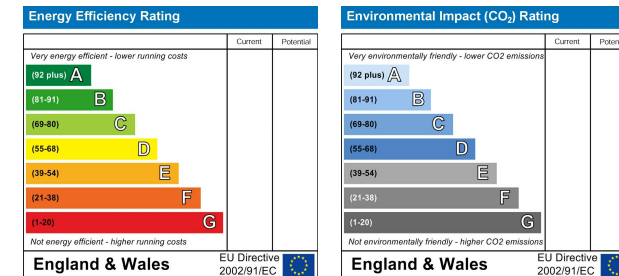
## Viewing

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

## Area Map



## Energy Efficiency Graph



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