



For Sale

**Offers in excess of £1,000,000
plus stock at valuation**

The Leam Hotel, 102-103 The Esplanade,
Weymouth, Dorset DT4 7EB

0.1 Acres

Summary

- Rare Freehold Seafront Opportunity
- 30 Letting Bedrooms
- Bar and Entertainment Space (75)
- Restaurant (54)
- 2 Live in Staff Rooms
- Set Out Over Two Original Georgian Townhouses
- 4 Floors with Passenger Lift
- Commercial Kitchen and Laundry Room

Location:

The Leam Hotel is on the seafront and opposite the Jubilee Clocktower. It is an excellent location both in terms of outlook, but also the close proximity on the town centre, train station and harbour.

Weymouth is a popular South coast resort town and port located approximately seven miles South of Dorchester and thirty four miles West of Bournemouth with a last reported population of 53,000. The town is located at the intersection of the A353 and A354 which in turn connects with the A35. The town has a busy pedestrianised retail area and retail parks. There is a direct rail link to London (Waterloo) and the town is one of the top ten resort beaches in the UK.

Description:

An attractive seafront hotel within a terrace of similar Georgian properties close to Weymouth

town centre, train station and harbour. Trading under management with ample scope to increase sales from hands on operators. 10 year ownership during which time the hotel has benefitted from considerable improvements. Offered for sale by way of a transfer of the going concern.

The hotel has a mix of private guests who typically stay in the 12 en suite superior rooms at the front of the hotel plus another 19 standard en suite rooms at the back of the hotel which are for private guests in the Summer and used for Coach guests. The hotel can take up to 57 coach guests depending on the configuration of double, twin and single rooms booked by the coach company. The hotel also has good number of walk in guests using the vacancies board due to its close proximity to the train station.

Accommodation:

An entrance hall from the Esplanade provides access to the resident lounge with reception and office.

The lounge (10.1m x 3.8m) benefits from direct sea views enhanced attractive large windows to include a bay windows making the most of this. Additional internal office. To the rear of the ground floor is a customer lift (all floors) and staircase to the basement and upper floors. Second staircase from the entrance hall also.

Lower Ground Floor/Basement:

The basement accommodates a bar/function room (11.4m x 7.5m + 5.1m x 1.1m) with bench style upholstered seating, servery and a dance floor and space for 75. Adjacent is the restaurant/breakfast room with 54 covers and customer toilets. Commercial kitchen, freezer room, laundry and rear access. Manager's accommodation comprising a double bedroom with en suite bathroom. The letting rooms are set out over three floors and comprise 30 en suite rooms and one single bedroom with a separate shower room.

Accessed from the third floor there is a further en suite staff bedroom.

Room Type	Number	Rate from Room only
Superior Sea View	6	£110
Classic	6	£95
Standard	4	£85
Coaching	10	£75
Single	4	£65

Services:

We understand that mains gas, electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C(61)

Planning:

The amended use classes would mean this property could be used for C1 uses comprises hotels, boarding and guest houses (Bed & Breakfast, Inn, Motels etc) where there is no specific element of care is provided.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £27,700.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold is available. Offers in excess of £1m.

The Business:

Run under management and trading profit and loss available, subject to a non disclosure agreement. Lots of opportunities to push occupancy and additional revenue streams, particularly for the functions.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

Mike Easton

Tel: **07527 388045**

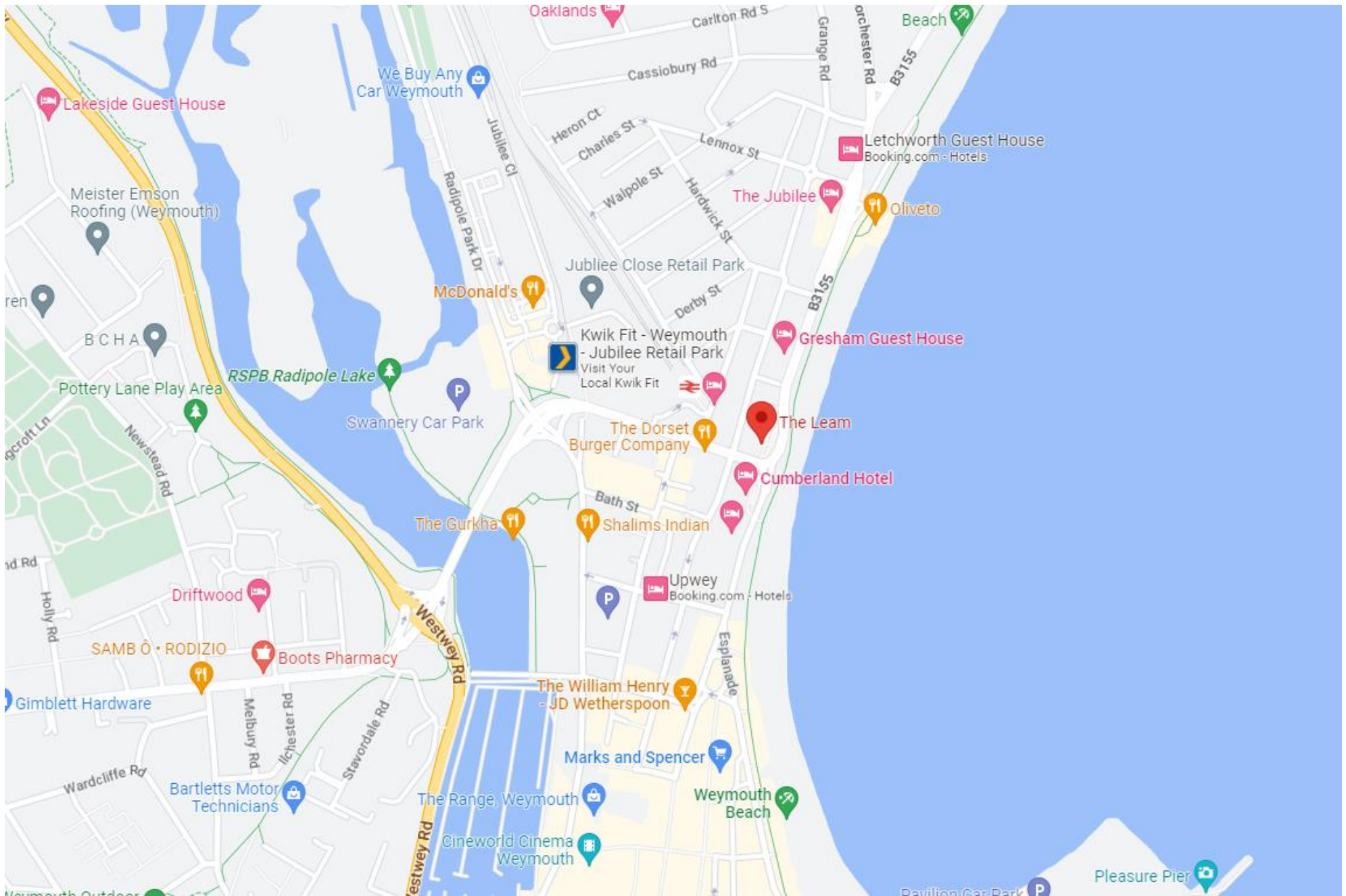
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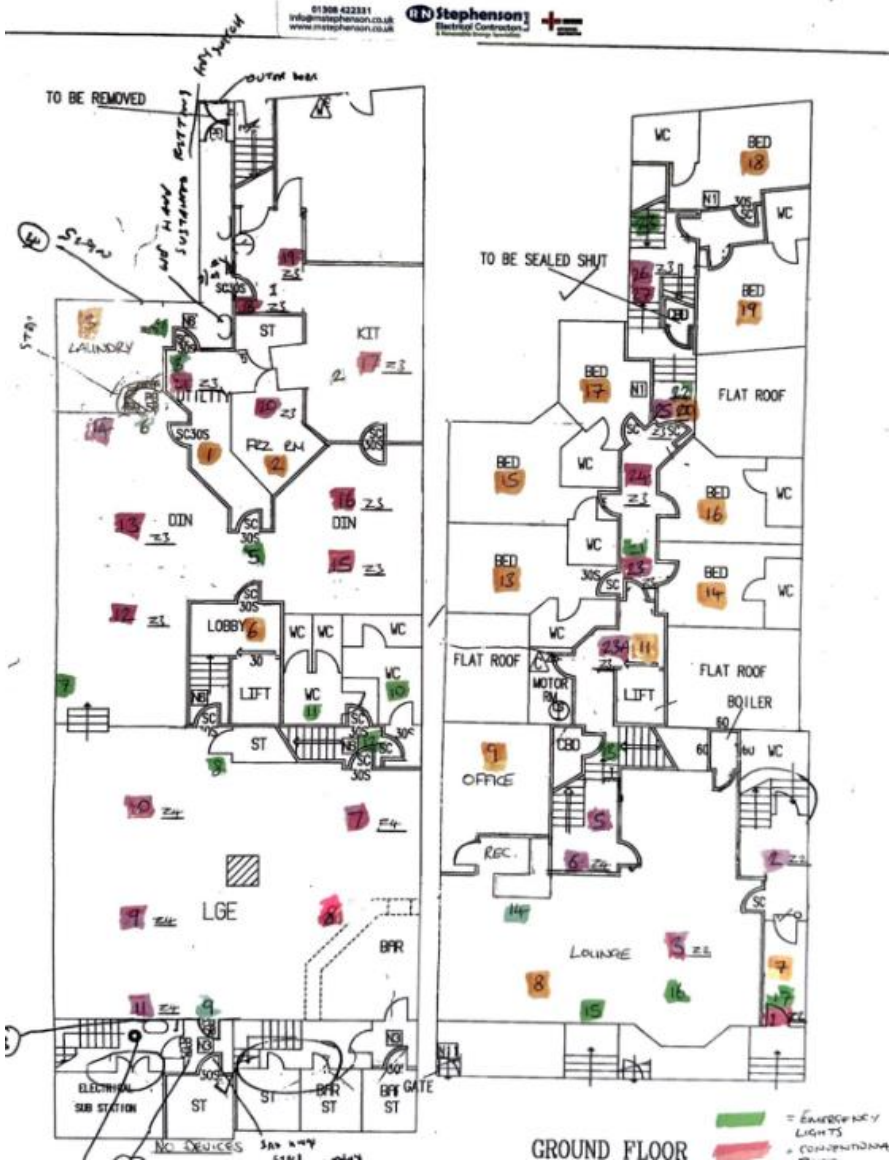
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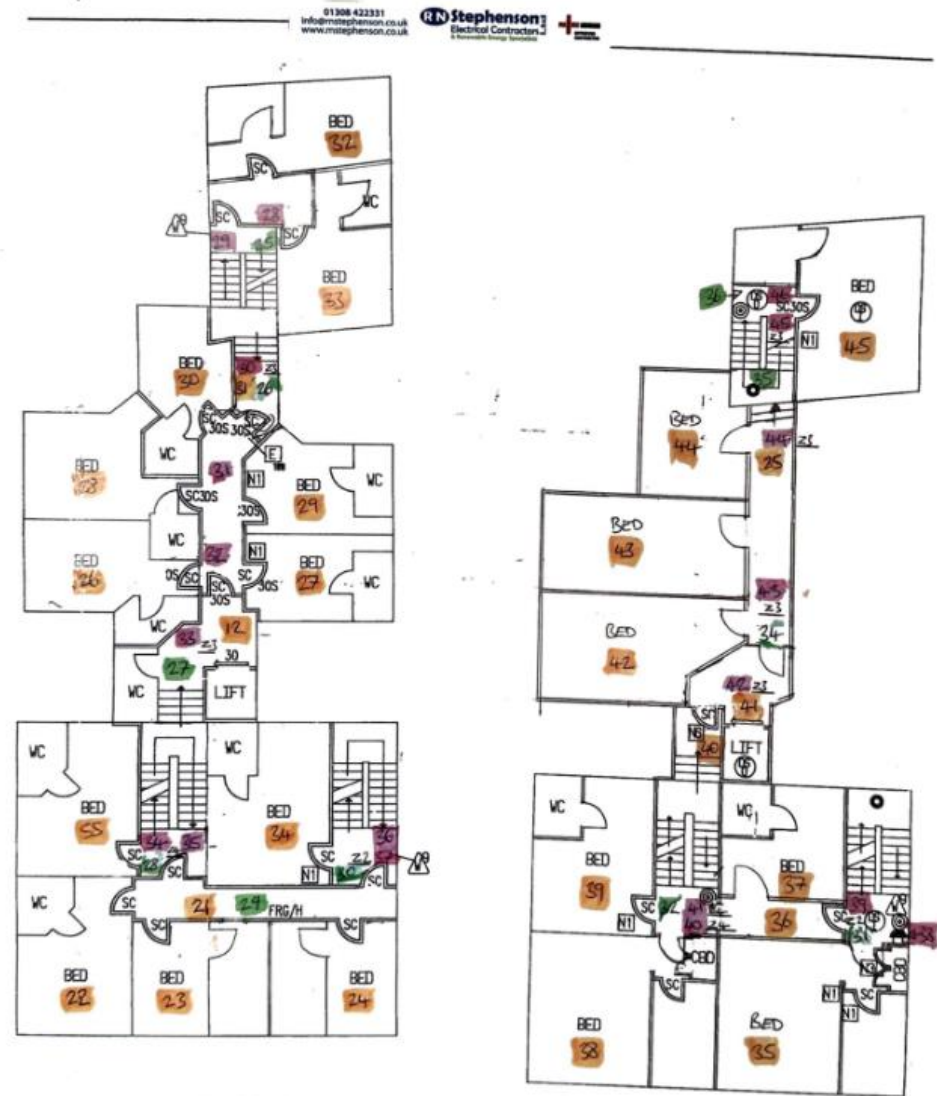
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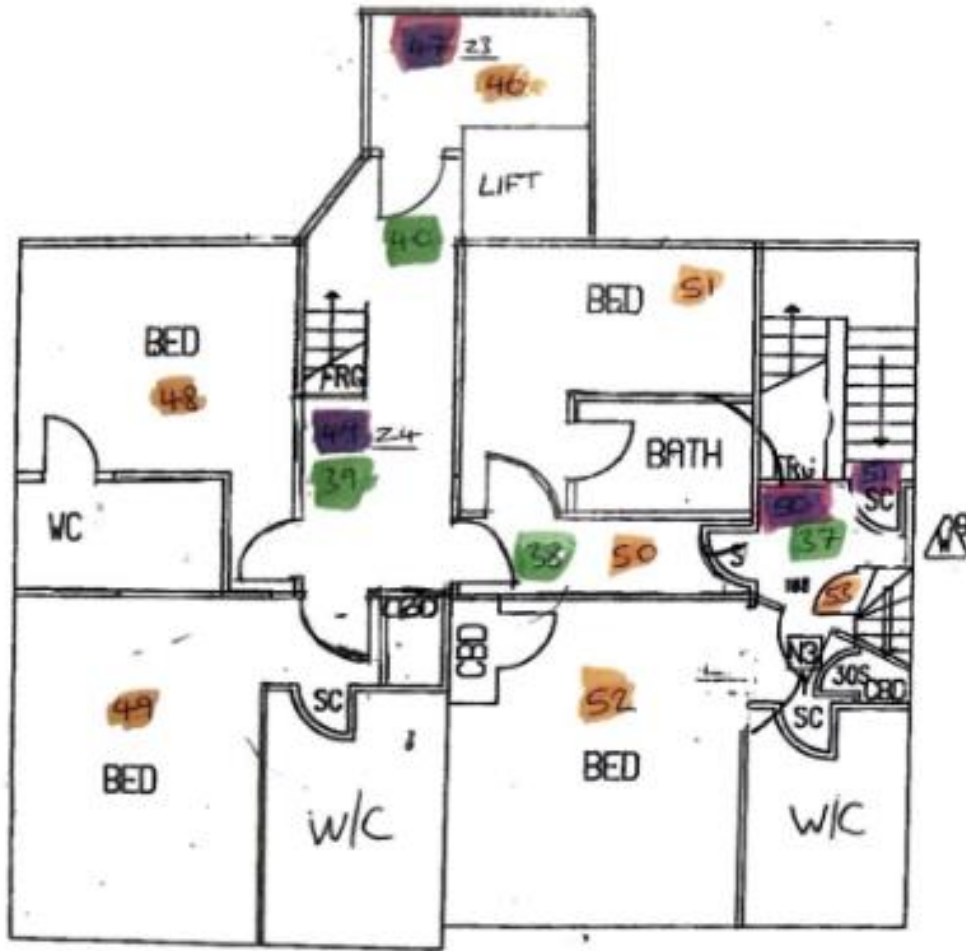




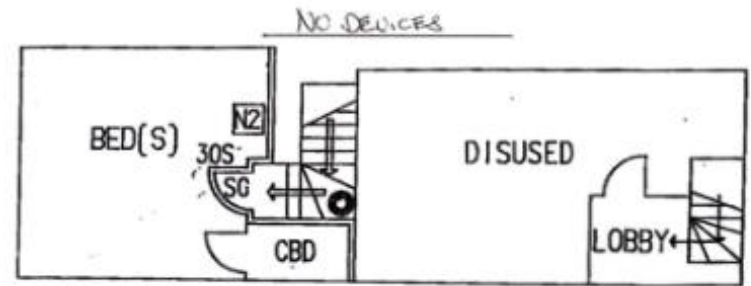
Basement Ground Floor



First Floor Second Floor



Third Floor



Fourth Floor