



Connells

Bond Street  
Weymouth



## Property Description

Impressive Freehold Grade II Listed commercial enjoying a prime corner plot location with Weymouth Town.

6 Bond Street is just moments to main shopping streets and the Esplanade.

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 seven letting rooms, four of which are good size doubles with ensuite shower rooms and there are two shower rooms shared by the other three rooms.

## Basement

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 Area

19' 4" x 14' 5" (5.89m x 4.39m)

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

## Entrance Lobby & Bar

16' 4" x 13' 9" (4.98m x 4.19m)

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 already to go.

## Kitchen

16' 8" x 13' 9" (5.08m x 4.19m)

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

## Bedroom One

17' into bay x 13' 1" (5.18m into bay x 3.99m)

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.

## En Suite

Shower with glass surround, low level wc and wash hand basin with modern marble effect tiling.

## Bedroom Two

13' 5" x 12' 5" (4.09m x 3.78m)

A large double bedroom with feature bay window and ensuite shower room.

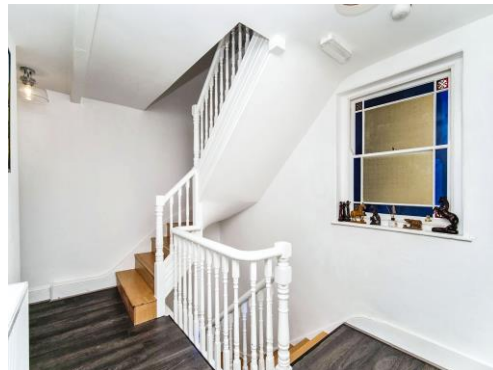
## En Suite

Shower with glass surround, low level wc and wash hand basin with modern marble effect tiling.

## Bedroom Three

10' 2" into bay x 9' 2" (3.10m into bay x 2.79m)

Double bedroom with feature bay window looking out on Maiden Street and the town centre beyond also benefiting from and small storage cupboard.



### Shower Room

Shower with glass surround, low level wc and wash hand basin with modern marble effect tiling.

### Bedroom Four

13' 1" x 13' 9" into bay (3.99m x 4.19m into bay)

A large double bedroom with feature bay window and ensuite shower room.

### En Suite

Shower with glass surround, low level wc and wash hand basin with modern marble effect tiling.

### Shower Room

Shower with glass surround, low level wc and wash hand basin with modern marble effect tiling.

### Bedroom Five

13' 1" x 11' 5" into bay (3.99m x 3.48m into bay)

Double bedroom with feature bay window looking out on Maiden Street and the town centre beyond

### Bedroom Six

14' 1" x 7' 2" (4.29m x 2.18m)

Double bedroom with 2 windows that allow plenty of light to fill the room and views over the town centre.

### Bedroom Seven

10' 5" max x 9' 6" max (3.17m max x 2.90m max)

Double bedroom with feature fireplace and storage cupboard as well as use of an ensuite shower room.

### En Suite

Shower with curtain, low level wc and wash hand basin with modern marble effect tiling.

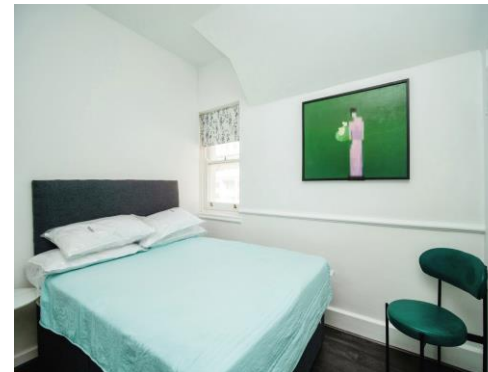
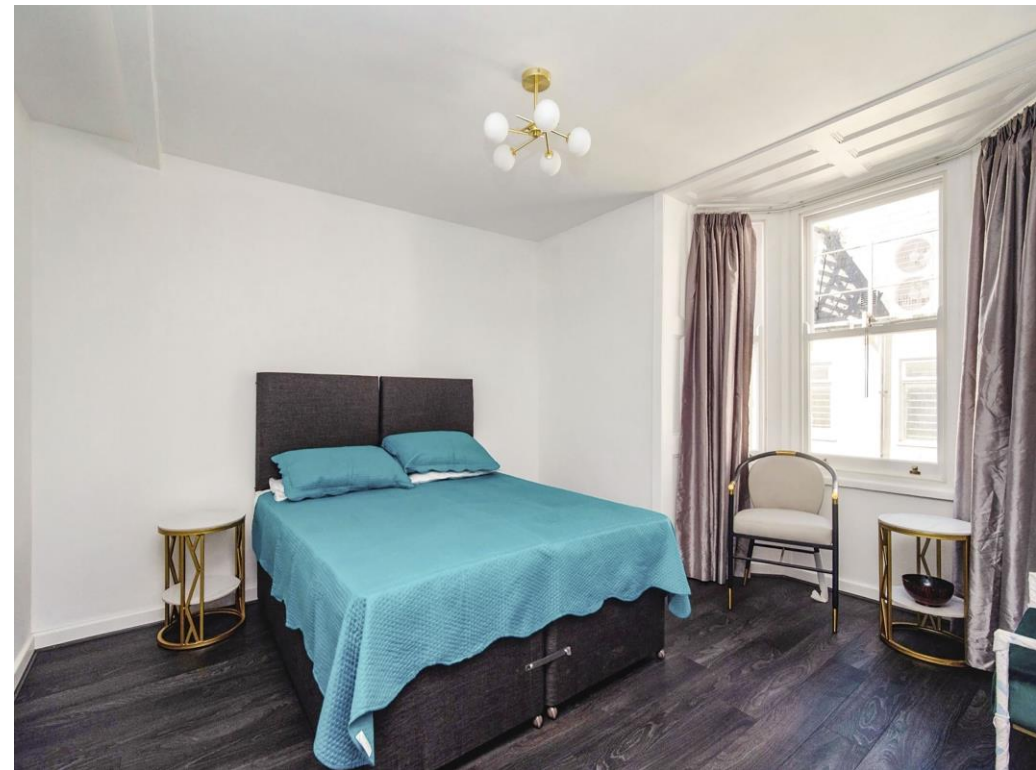
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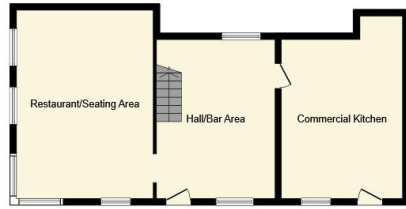
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**Ground Floor**



**First Floor**



**Second Floor**



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**EPC Rating: D**

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Tenure: Freehold



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