



Hope Square , Weymouth DT4 8TR

- Set in the heart of Hope Square, Weymouth
- Freehold restaurant with first floor residential accommodation
- Front refurbished first floor apartment has three bedrooms
- Rear two bedroom apartment is semi contained (no kitchen)
- Character features and historic interest
- Harbourside ambiance
- Fantastic business with excellent rental opportunity
- Weymouth's prime historical location
- Versatile, according to your requirements
- Buzzing thriving location

Offers Over £450,000 Freehold





FRONT APARTMENT

Recently refurbished 3 Bedroom, 2 En-suite, modern first and second floor apartment.

Entrance

via side aspect wooden door leading to communal entrance hall with stairs up to upvc door to flat entrance.

entrance hall - wood style flooring, ceiling light, radiator and under stair utility area, door into

Bedroom 1

11'5" x 10'5"

rear aspect double bedroom with double glazed window, storage cupboard housing hot water heater, boiler and meters, feature fireplace with iron surround and door into...

En-Suite

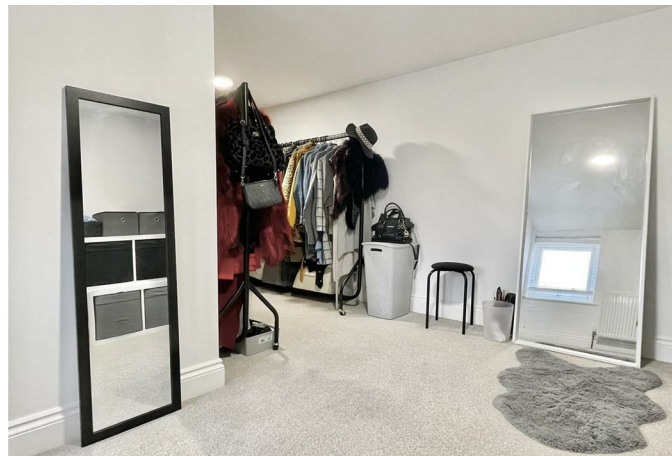
3'11" x 7'2"

modern fitted en-suite with low-level WC, hand wash basin with incorporated storage and stainless mixer tap, corner shower with handheld head, ceiling light and extractor fan.

Kitchen

5'10" x 5'6"

featuring a range of eye and base level units with built in oven and electric hob and extractor above, partially tiled, stainless sink with washboard and stainless mixer tap, skylight, ceiling light and power points.



Living Room

19'8" x 11'1"

large front aspect living room with double glazed window providing ample light and views over hope square, radiator, ceiling light, power points and feature fireplace with tiled surround.

First floor Landing

exposed brick work walls, loft hatch, door into...

Bedroom 2

15'5" x 11'1"

rear aspect double bedroom with double glazed window, radiator and ceiling light, door into...

En-suite

5'10" x 10'9"

rear aspect fully tiled en-suite with dg obscured window, radiator, llwc, corner shower with rainfall and handheld heads, hand wash basin with stainless fountain tap, corner bath tub with stainless taps and ceiling spotlights.

Bedroom 3

19'8" x 11'5"

front aspect double bedroom with double glazed window overlooking hope square, wall lights, radiator and power points.

REAR ACCOMODATION

2 bedroom separete, recently renovated accommodation

Entrance

Wooden door leading to:

Hallway/Living Area

8'10" x 20'7"

Double glazed Velux window, radiator, power points, wooden beams throughout, eaved walls, wooden doors leading to:

Bedroom One

Side aspect double glazed widow, radiator, power points, wooden beams, eaved walls.

Bedroom Two

8'5" x 10'8"

Double glazed Velux window, radiator, power points, eaved walls, wooden beams.

Shower Room

6'2" x 6'4"

Modern suite comprising of, double glazed Velux window, low level WC, vanity hand wash basin with storage cupboards underneath, and splashback tiling, heated towel rail, shower cubicle with glass doors, wooden beams.

Shop Entrance

Double Glazed wooden door leading into

Shop / Restaurant

Large store front, previously used as successful cafe and restaurant

Shop / Restaurant

21'7" x 18'9" max

Large front aspect, single glazed window overlooking Brewers Quay. Flagstone flooring, brick fireplace with wooden mantle, ceiling lights, power-points and doors leading to..

Commercial kitchen area

11'10" x 5'8"

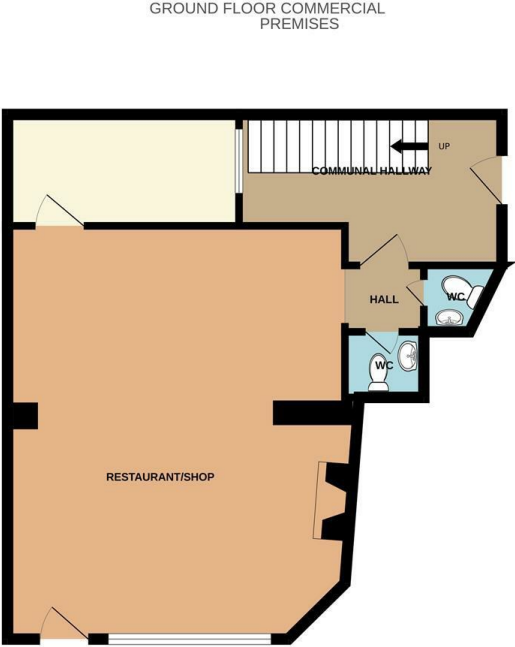
Power and lighting, double glazed window overlooking communal entrance to apartments, please note there is no kitchen equipment available within this room. Doors leading to..

WC

Two separete WC's. Both housing low-level WC and wash basins. lighting, Extractor fans. Rear entrance via wooden door to communal area.



Local Authority
Council Tax Band **A**
EPC Rating



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any mis-translation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be guaranteed as to their operation or efficiency, call for details. Made with Metaphor 03025



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