

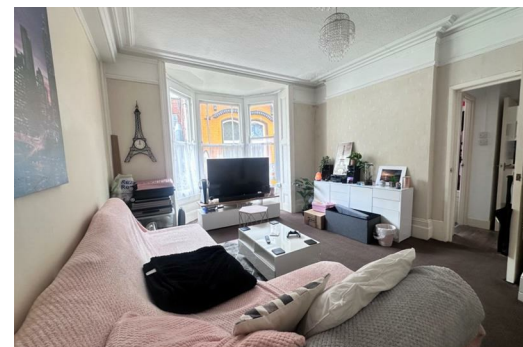


Instinct Guides You



Guide Price £300,000 Bond Street, Weymouth

- Freehold Investment Property
- Income £41,900 p.a
- Three One Bedroom Apartments
- Commercial Shop Unit
- 100 yds From Weymouth Beach
- Tenants In Situ
- Large Additional Basements
- Auction Date Thursday 11th July 2024
- Buyers Fee Applies
- Auction Pack Available On Request



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



** For sale by online auction ** Pre-Auction offers considered **

A SUBSTANTIAL grade II listed freehold property positioned within 100yds of Weymouth Beach with THREE ONE BEDROOM APARTMENTS, a commercial SHOP unit plus two large basements currently bringing in an INCOME of £41,925 per annum. The three one bedroom apartments are all currently let out on shorthold tenancies and the commercial unit on a 5 year lease which commenced in 2022.

Stepping inside, the side entrance leads through to the commercial shop unit, back store room and w/c with stairs to the first floor and access down to the basements. All three apartments are split across a further three levels, all comprising separate lounge, kitchen, bedroom and bathroom.

The commercial shop is currently incomes £15,225 per annum.
Apartment One is currently let at £750 pcm
Apartment Two is currently let at £725 pcm
Apartment Three is currently let at £750 pcm
(The basements currently do not form part of the income meaning a further income source could be gained).



Traditional T&C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. **PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.** Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price -** This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price -** Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

Shop 21'11" x 13'2" (6.69 x 4.02)

Store Room 10'9" x 8'1" (3.3 x 2.48)

Basement One 19'6" x 9'2" (5.96 x 2.81)

Basement Two 27'1" x 14'0" (8.28 x 4.27)

Flat One

Lounge 13'10" plus bay x 11'11" (4.22 plus bay x 3.65)

Kitchen 11'6" x 4'6" (3.51 x 1.39)

Bedroom One 15'0" plus bay x 13'10" (4.58 plus bay x 4.22)

Flat Two

Lounge 11'6" x 10'7" plus bay (3.52 x 3.23 plus bay)

Kitchen 6'11" x 6'7" (2.13 x 2.01)

Bedroom 18'2" plus bay x 13'11" (5.55 plus bay x 4.26)

Flat Three

Lounge 13'5" x 7'9" (4.11 x 2.38)

Kitchen 10'4" x 7'10" max (3.17 x 2.4 max)



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Bedroom 11'7" x 9'11" (3.55 x 3.04)

Agents Notes

Please note that the photographs taken which are unfurnished were taken approximately four years ago prior to a tenancy.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

