



Instinct Guides You



## Brunswick Terrace, Weymouth £435,000

- Prime Position
- Eight Letting Rooms
- 1/2 Bedroom Owners Accommodation
- Stunning Sea Views
- Great Returning Business
- Six Ensuite
- Highly Rated Guest House
- Guest Parking\*



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This beautifully presented leasehold guest house with EIGHT LETTING ROOMS on BRUNSWICK TERRACE, boasts a PRIME BEACHFRONT LOCATION offering STUNNING VIEWS and spacious accommodations that ensure guests keep returning. With SIX ENSUITE rooms and ADAPTABLE OWNERS quarters, it's ideal for anyone eager to operate a thriving business in a desirable spot.

Highly rated on Booking.com and with excellent reviews on TripAdvisor, this guest house presents an exceptional chance to manage a seaside business.

The property spans four floors, featuring versatile owner's accommodation on the lower ground floor for added privacy. The main floor hosts a large dining room across the property's width, providing spectacular views for guests, alongside a fully equipped kitchen and washroom. The eight guest rooms, including a mix of spacious doubles, a family room, and single rooms—six with ensembles—are distributed across the remaining floors, catering to a wide range of guest preferences to maximise revenue.

The owner's quarters are entirely separate, located on the lower ground floor, currently comprising two reception rooms, a bedroom, a bathroom, and a laundry room, with the flexibility to be used as two bedrooms if desired.

The business has been successfully operated for a few years with a generous income and profit, demonstrable to any perspective buyer. There are four guest parking spaces which are currently being leased which the vendor informs us can be transferred to the new owners, enhancing the business's convenience and allure.

## Room Dimensions

**Guest Dining Room 27'3" x 13'8" (8.32 x 4.18)**

**Kitchen 14'6" x 9'5" (4.42 x 2.88)**

**Bedroom One 10'2" x 7'8" (3.11 x 2.35)**

**Bedroom Two 12'2" x 11'7" (3.73 x 3.54)**

**Bedroom Three 14'5" x 12'11" (4.4 x 3.95)**

**Bedroom Four 10'2" x 7'8" (3.11 x 2.35)**

**Bedroom Five 12'2" max x 11'7" (3.73 max x 3.54)**

**Bedroom Six 14'8" x 13'3" + 14'3" > 8'3" x 8'9" into recess (4.49 x 4.04 + 4.35 > 2.54 x 2.67 into recess)**

**Bedroom Seven 12'4" x 12'0" (3.78 x 3.67)**

**Bedroom Eight 12'9" x 11'9" + 8'0" x 4'9" (3.91 x 3.59 + 2.45 x 1.47)**

**Owners Accommodation**

**Lounge 15'3" max x 13'1" (4.67 max x 4.0 )**

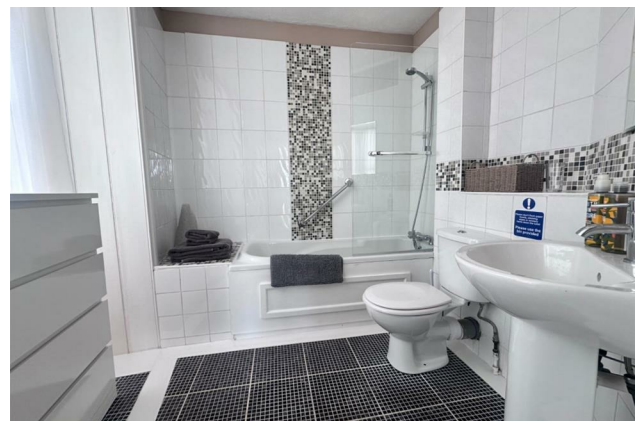
**Inner Reception 13'10" x 8'9" (4.24 x 2.67)**

**Bedroom 13'4" x 11'8" (4.08 x 3.58)**

**Laundry Room 8'5" x 8'5" (2.57 x 2.57)**

**Lease & Maintenance Information\***

The vendor informs us that there is a 60 year internal repairing lease which commenced in 2006 with a rent of £14,500 per annum which is reviewed every 5 years, there is the use of 4 parking spaces which have been leased locally for guest which are chargeable and not owned by the property.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.