



Instinct Guides You



Dorchester Road, Weymouth £325,000

- Six Letting Rooms
- Large Garden
- Licensed Premises
- Spacious Owners Accommodation
- Large Car Park
- Moments From Beach & Amenities
- Further Business Development Scope
- Superb Ratings & Reviews
- Conservatory & Bar
- Versatile Layout



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This beautifully presented six-letting room leasehold guest house offers a prime location near Weymouth Esplanade, Town Centre, and local amenities, including a direct train line to London Waterloo. With a spacious garden and large car park, it combines convenience and comfort, making it an ideal investment.

Rated superb on Booking.com and with outstanding 5-star reviews on TripAdvisor, the guest house offers significant growth potential. As a licensed premises, it is well-positioned to expand its business, including hosting events such as weddings. This versatility provides multiple revenue streams, allowing a new owner to tailor the business to their aspirations.

The guest house features six well-appointed rooms over two floors. On the ground floor, two rooms with en-suites are suited to guests with restricted mobility, a rare feature locally. The ground floor also includes a owners spacious sitting room, a charming guest dining room, and a light-filled conservatory and bar, all flowing into the large, private garden adored by guests. Additional ground floor spaces include an office, a fully-equipped kitchen, and a laundry/utility room.

Upstairs, four additional rooms are available, two with en-suites. The upper level also includes separate self contained owner's accommodation with a double bedroom, dressing room, and bathroom, accessed via the first floor and a private external staircase for complete privacy.

Both guests and owners can enjoy the expansive rear garden, featuring a large lawn and multiple patios for relaxation, dining, and entertaining—an amenity that sets this property apart from other guest houses. Additionally, there is a fenced-off storage area with four sheds.

This guest house presents an exciting opportunity to further develop an already successful business, with flexible layout and potential to suit a variety of needs.

CASH BUYERS ONLY
LEASEHOLD GUEST HOUSE 10 YEAR ROLLING PRIVATE LEASE, £15,000 p,a

Room Dimensions

Sitting Room 18'9" into alcove x 14'2" (5.72m into alcove x 4.32m)

Guest Dining Room 25'9" x 13'10" + 13'1" x 7'10" (7.85m x 4.24m + 3.99m x 2.39m)

Conservatory

Office/Lobby Area 12'11" x 3'6" (3.96m x 1.09m)

Kitchen 16'0" max x 8'5" (4.90m max x 2.59m)

Utility / Laundry Area 12'11" x 10'0" (3.96m x 3.07m)

Guest Bedroom One 12'9" x 9'6" (3.89m x 2.92m)

Guest Bedroom Two 12'4" x 12'0" max (3.76m x 3.66m max)

First Floor

Guest Bedroom Three (Family Room) 14'7" x 13'1" max (4.45m x 3.99m max)

Guest Bedroom Four (Twin Room) 14'0" x 9'8" (4.29m x 2.95m)

Guest Bedroom Five 14'2" x 8'9" (4.32m x 2.67m)

Guest Bedroom Six 14'11" max x 10'5" (4.55m max x 3.18m)

Owners Bedroom 12'9" x 10'2" (3.91m x 3.12m)

Owners Dressing Room & Bathroom 10'7" x 9'6" (combined measurements) (3.23m x 2.90m (combined measurements))

Lease & Maintenance Information

The owners inform us that there is a 10 year rolling, full repairing lease which is is renewed at no expense to the owners when the lease is up for renewal, the rent payable is £15,000 p.a, there is no business rates payable.



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	

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.