

*Highly Rated 9 Bedroom B&B Enjoying an Unrivalled Sea Facing Position with Self-Contained 2 Bedroom Owners Maisonette*



**THE MAYFAIR B&B**  
99 THE ESPLANADE, WEYMOUTH, DORSET DT4 7BE

goadsby

## LOCATION

Sandy Bathing Beach (directly opposite) approx. 40 yards. Mainline Railway Station approx. 200 yards. Pavilion Theatre approx. ½ mile. Sealife Centre and Lodmoor Country Park approx. ¾ mile. Dorchester approx. 8 miles.

## FEATURES

Prominent seafront position. Sea and town views. Thermostatically controlled gas fired central heating (new boiler November 2023). Flat screen televisions and tea making facilities. Passing trade. Highly rated on review websites. Fully certificated. Guest access Wi-Fi. CCTV system. Established business model with repeat trade. Ideal home & income.

## SUMMARY OF ACCOMMODATION

Canopied Entrance with steps leading into:

### Entrance Foyer

With wall lighting. Opening into:

### Reception Hall

With electric fuse board, brochure display rack, under stairs storage cupboard.

### Lounge/Dining Room

Sea facing with splayed bay window, fitted bar, lounge area for a comfortable 6 persons, dining area laid for 16/18 persons with servery area and wall lighting.

## Owners Accommodation

### Private Bedroom

SMALL DOUBLE with en-suite bathroom with panelled bath, close coupled WC, pedestal wash hand basin. Stairs to:

## Lower Ground Floor

### Inner Hall

With door to the front of the property, electric and gas service cupboard, fire alarm control panel.

### Private Bedroom

LARGE DOUBLE with fitted mirrored wardrobes, pedestal wash hand basin, shower cubicle with pivot door enclosure, en-suite cloakroom with close coupled WC.

### Utility Room

With plumbing for washing machine, gas fired boiler, expansion vessel, central heating programmer, fitted shelving.

## Kitchen

With extensive range of fitted white gloss wall and base units, roll edge work surfaces over, fluorescent lighting, 7 burner Beko double oven with grill and plate warmer, upright fridge freezer, under counter fridge, dishwasher, stainless steel sink unit, tiled splashbacks, sealed non slip flooring, breakfast bar area, cupboard housing hot water cylinder with immersion heater. Door to rear courtyard.

## Spacious Living Room

With fire surround, tiled hearth, brick inset fitted shutters, CCTV monitor, Office Area.

## First Floor

### Landing

With built in utility cupboard, walk in store cupboard (formerly a WC) and walk in linen cupboard.

### Bedroom 2

DOUBLE with loft access hatch, en-suite shower room with pivot door enclosure, vanity unit, close coupled WC.

### Bedroom 4

DOUBLE with vanity unit, built in wardrobe, en-suite shower room with pivot door enclosure, contemporary close coupled WC.

### Bedroom 5

SUPER KING (zip and link) sea facing with en-suite shower room with tiled cubicle, low flush WC, pedestal wash hand basin.

### Bedroom 6

SINGLE sea facing with pedestal wash hand basin, en-suite shower room with folding door enclosure, low flush WC.

## Second Floor

### Landing

With utility cupboard.

## SHARED CLOAKROOM

With low flush WC.

### Bedroom 7

DOUBLE with vanity unit, guest seating area, en-suite shower room with pivot door enclosure, low flush WC.

### Bedroom 8

KING DOUBLE sea facing with pedestal wash hand basin, strip light and shaver point, en-suite shower room with tiled cubicle, low flush WC.

### Bedroom 9

SINGLE sea facing with vanity unit, strip light and shaver point, en-suite shower room with low flush WC, shower cubicle with folding door enclosure, large shower tray.

## Third Floor

### Landing

With loft access hatch, spot lighting.

### Bedroom 10

DOUBLE with fitted wardrobe, dormer window, large en-suite shower room with close coupled WC, pedestal wash hand basin, shower cubicle with pivot door enclosure.

### Bedroom 12

SUPER KING (zip and link) sea facing with dormer window, feature fireplace, built in wardrobes, large en-suite shower room with close coupled WC, pedestal wash hand basin, tiled shower cubicle.

## Outside

To the front of the property steps lead down to a passageway with integral store room and door to the owners accommodation. To the rear is a courtyard garden with bin store area, small raised lawn and concrete patio. **Workshop** with upright freezer, tumble dryer, fitted shelving. Gate to access lane onto Gloucester Mews. The business is entitled to 3 guest and 2 resident parking permits.

## TRADING & BUSINESS

Run single handedly, to the year ended 2023 a turnover of £114,985 was recorded exclusive of VAT. Accounting information can be made available to genuinely interested parties.

## WEBSITE ADDRESS

[www.mayfairweymouth.com](http://www.mayfairweymouth.com)

## RATEABLE VALUE

£6,400 at the Uniform Business Rate of 49.9p in the £ for 2024/25. Council Tax Band "A". Information taken from the Valuation Office Agency Website.

## TENURE

SECURE LOCAL AUTHORITY LEASEHOLD. The premises are held on a valuable internal only repairing lease subject to a rolling 10 year term, at a current rent of £18,875 per annum. The freehold of seafront properties are retained by the Local Authority in order to maintain their condition and appearance.

## PRICE

£360,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



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