

Award Winning B&B in Unrivalled
Beach Front Location Ideally Suited
Home & Income Operation



SEASPRAY GUEST HOUSE
6 BRUNSWICK TERRACE, WEYMOUTH, DORSET DT4 7RW

goadsby

LOCATION

Safe bathing beach just 10 yards. Mainline Railway Station to London Waterloo approx. 600 yards. Sealife Centre approx. 900 yards. Weymouth College approx. ½ mile. Pavilion Theatre approx. ¾ mile. National Sailing Academy (2012 Olympic Games sailing venue) within 6 miles.

FEATURES

Outstanding location within Regency seafront terrace. **Unobstructed views of Weymouth Bay.** Greenhill Gardens, the Jurassic Coast and Nothe Fort & Portland D Day Museum easily accessible. Multiple award winners. Highly rated on review websites. Online booking facility. Gas fired central heating. TVs with DVD, courtesy trays and mini fridges to letting rooms. Guest access wi-fi. Ideal home and income.

SUMMARY OF ACCOMMODATION

Ground Floor

Canopied steps into **Entrance Vestibule** opening into:

RECEPTION HALL

With fire alarm control panel, small reception area, under stairs storage cupboard housing pre-lagged hot water cylinder.

DINING ROOM

Sea facing with Georgian bow window, comfortably laid for 8/10 covers, wall lighting, matching ceiling lights, servery area with fitted shelving and table top refrigerator. Into:

LOUNGE AREA/DINING ROOM OVERFLOW

(Formerly utilised by the Owners)
For up to 6 covers, serving hatch from Kitchen.

KITCHEN

With range of white gloss wall and base units, roll edge work surfaces over, inset 1½ bowl stainless steel sink unit, fluorescent strip lighting, wash hand basin, tiled splashbacks, extractor fan, dishwasher, space for 2 fridge freezers, microwave oven on bracket, stainless steel 5 burner range with electric oven.

UTILITY ROOM

With washing machine, tumble dryer, fridge freezer, fluorescent strip lighting. Door to rear courtyard.

Lean-to Utility Area with shelving storage and coat hooks. Door to courtyard.

First Floor

BEDROOM 3

DOUBLE with **en-suite shower room**.

GUEST SUITE 1

Large Lounge

Sea facing with original bow window, extensive fitted shelving, occasional seating and dining area. **En-suite shower room** with double width cubicle, vanity unit, close coupled WC, strip light and shaver point. **Bedroom** DOUBLE with original fire surround, inset and cast iron grate.

NB The guest suite has previously been occupied as owners accommodation.

Second Floor

Landing

With trip switch consumer unit, fitted shelving.

OFFICE (Formerly a letting Bedroom)

With free-standing storage shelves, chest of drawers.

UTILITY ROOM (Formerly a Bathroom)

With close coupled WC, fitted work surface, stainless steel sink unit with storage beneath.

NB The office and utility room can be reinstated as an en-suite letting room.

SHOWER ROOM (Private to Bedroom 6)

With low flush WC, wash hand basin, shower cubicle with pivot door enclosure.

BEDROOM 4

DOUBLE with original fire surround, cast iron grate, **en-suite shower room**.

BEDROOM 5

DOUBLE sea facing with original fire surround, wrought iron grate, **en-suite shower room**.

BEDROOM 6

SMALL DOUBLE sea facing, pedestal wash hand basin.

Third Floor

Small Landing

With built in storage cupboard.

BEDROOM 7

FAMILY 3/4 sea facing with **large en-suite shower room**.

Outside

To the front of the property there is a raised patio with seating for 4 persons. To the rear of the property there is an enclosed courtyard with covered storage and gated access directly onto Greenhill.

TRADING & BUSINESS

Letting 5 bedrooms on a B & B basis for 8½ months only, to the year ended 2024 a turnover of £70,403 was recorded. The owners have indicated they would be willing to work alongside a new owner for an agreed period of time.

WEBSITE ADDRESS

www.seaspray-weymouth.co.uk

RATEABLE VALUE

£5,600 at the Uniform Business Rate of 49.9p in the £ for 2024/25. For the year 2024/25 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band “A”. Information taken from the Valuation Office Agency website.

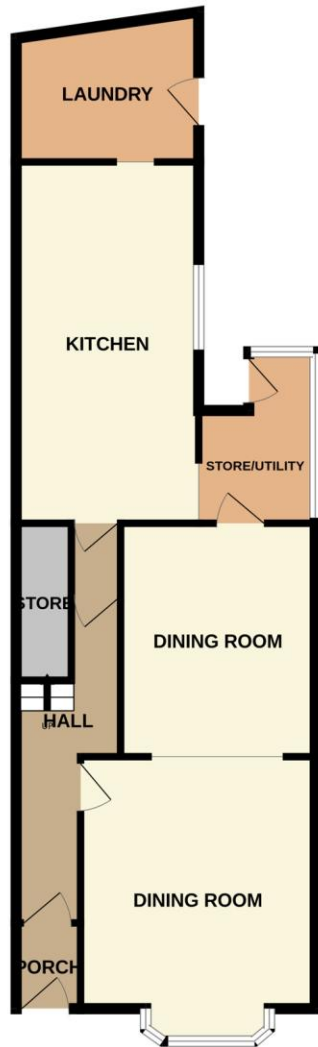
TENURE

LEASEHOLD. The premises are held on a secure Local Authority lease for a term of 60 years from June 2007. The current rent is £13,000 per annum subject to 5 yearly reviews.

PRICE

£320,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



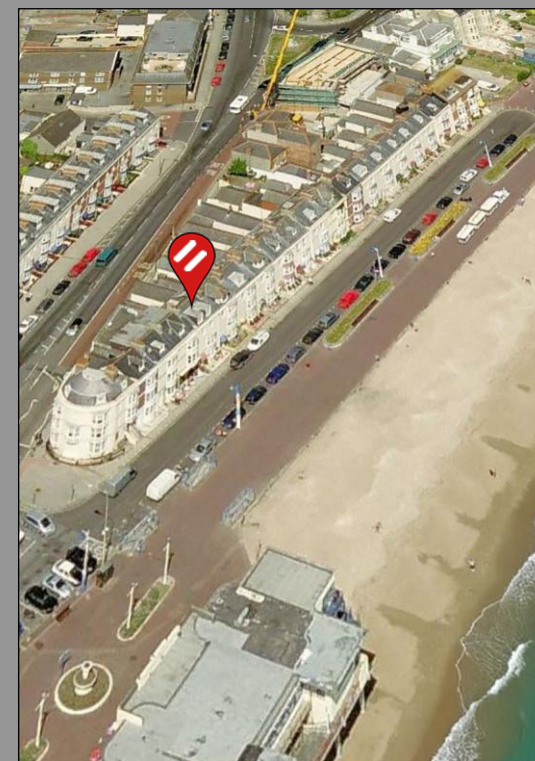
3RD FLOOR



SEASPRAY, 6 BRUNSWICK TERRACE

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