

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, build 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 2025 a turnover of £114,985 was recorded exclusive of VAT. Furthermore, the hotel enjoyed a very strong 2025 summer season. Accounting information can be made available to genuinely interested parties.

WEBSITE ADDRESS

www.mayfairweymouth.com

RATEABLE VALUE

£8,600 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Council Tax Band "A". Information taken from the Valuation Office Agency Website.

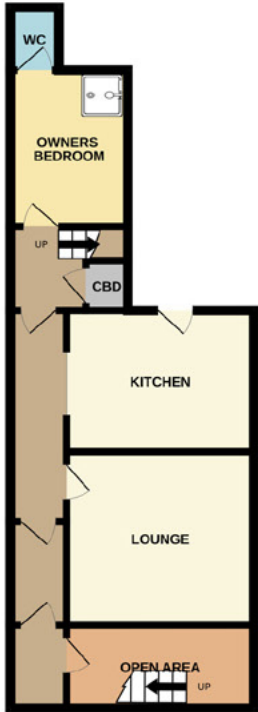
TENURE

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.

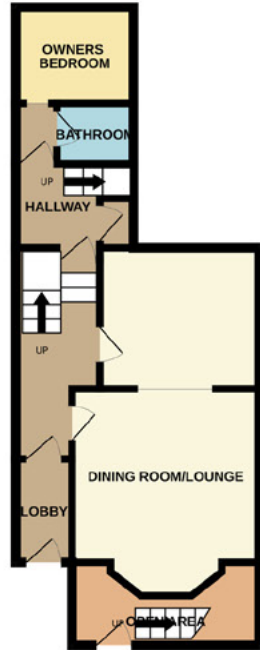
PRICE

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

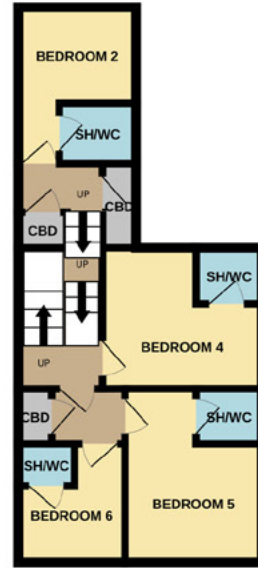
LOWER GROUND FLOOR



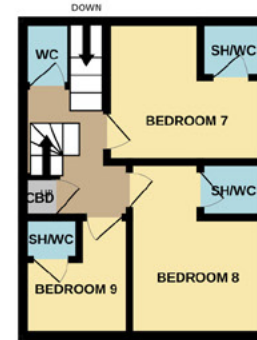
GROUND FLOOR



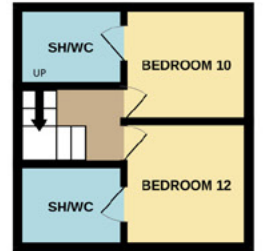
1ST FLOOR



2ND FLOOR



3RD FLOOR



MAYFAIR B&B, 99 THE ESPLANADE, WEYMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



H206983



BOURNEMOUTH
& WINCHESTER

99 Holdenhurst Road
Bournemouth BH8 8DY
E-mail: hotels@goadsby.com

Contact

Ian Palmer MNAEA (Commercial)
Divisional Director

Mark Nurse
Associate Director

IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

AGENTS NOTE: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.

