### **Dorset DT4 7BH**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





Freehold Hotel/Re-Development Opportunity

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#### **Property Information**

#### Freehold Hotel/Re-Development Opportunity

- Attractive Boutique Hotel with 7 Well Appointed En-Suite Bedrooms
- Potential for Residential Re-Development (subject to consents)
- Approximately 332.29 sq m (3,576 sq ft)
- Busy and Popular Seaside Holiday Town Location
- Close to Weymouth Railway Station and the Beach Front

**Lot**45

Auction
9th May 2024

Vacant Possession Status

Available

Sector

Leisure Auction Venue
Live Streamed Auction

Location

Miles 37 miles south-west of Bournemouth, 30 miles south of Yeovil

and 56 miles east of Exeter

Roads A30, A354, A37

Rail Weymouth Railway Station

Air Bournemouth International Airport

Situation

Weymouth is a busy and popular tourist destination on the coast of Dorset. The property is prominently situated on the comer of King Street and Queen Street, directly opposite Weymouth Railway Station and a short walk from the beachfront. The immediate locality is a mix of residential and commercial property with numerous local retailers nearby.

**Tenure** 

Freehold

**EPC** 

Band C

**Description** 

The property, which underwent a full refurbishment programme in 2015 including an extension to the rear, is a well appointed Hotel comprising a ground floor kitchen and bar with seating for approximately 45 people, a secondary kitchen on the first floor, an office and laundry room on the second floor and 7 en-suite hotel bedrooms on the first and second floors.

The property may be suitable for conversion to residential flats, subject to consents.

VAT

VAT is applicable to this lot.

Note

Please note that the property is adjacent to 2 Queen Street, which is being offered for sale as Lot 46

**Completion Period** 

Six Week Completion

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#### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Possession
Ground First Second	Hotel Hotel Hotel	113.20 116.87 102.22	(1,218) (1,258) (1,100)	VACANT POSSESSION
Total Approximate Floor Area		332.29	(3,576)	

<sup>(1)</sup> The above floor areas have been measured on a Gross Internal Area basis

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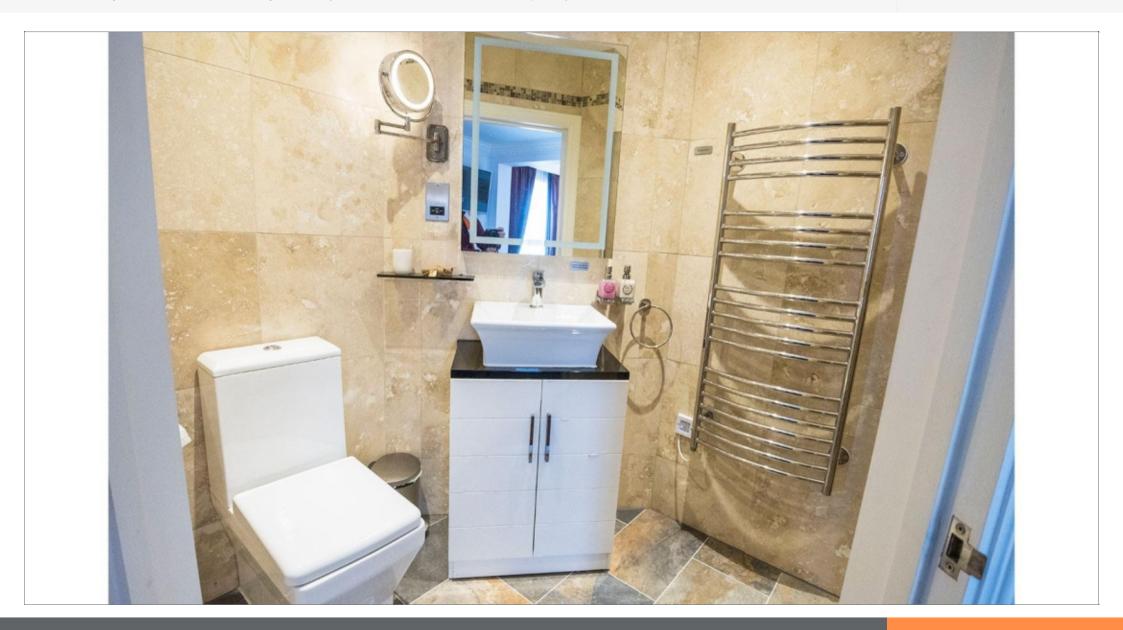




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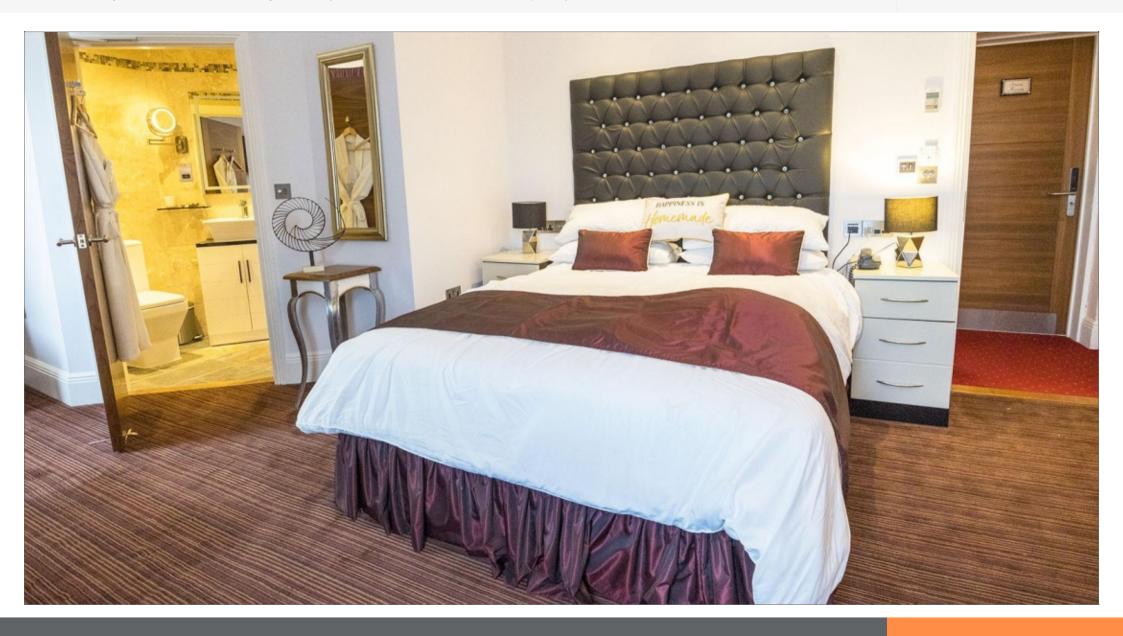




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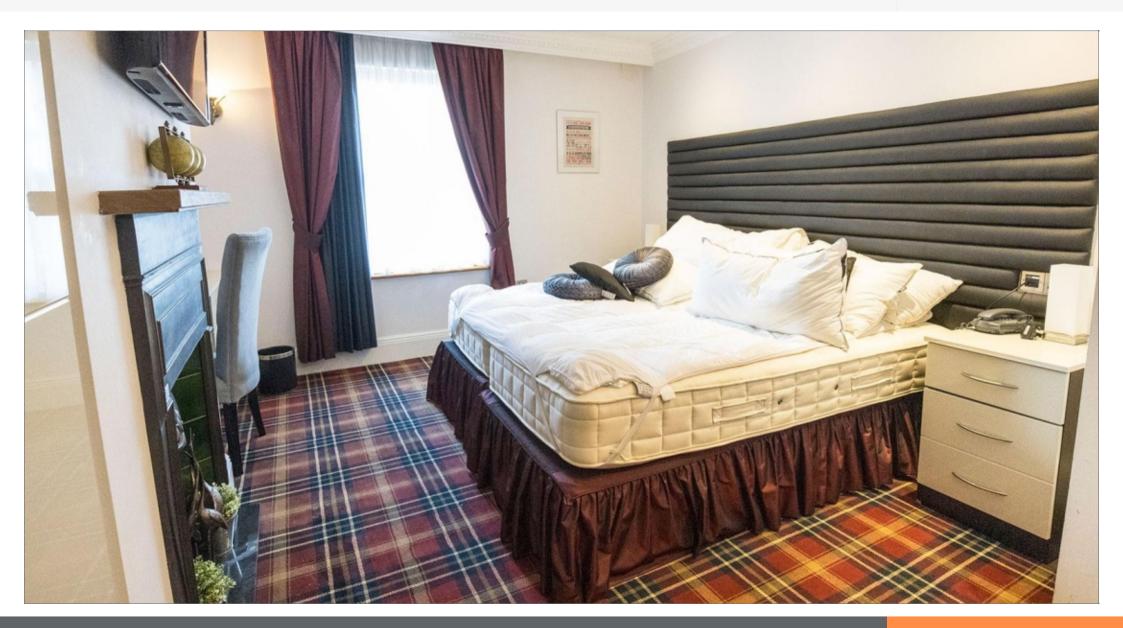


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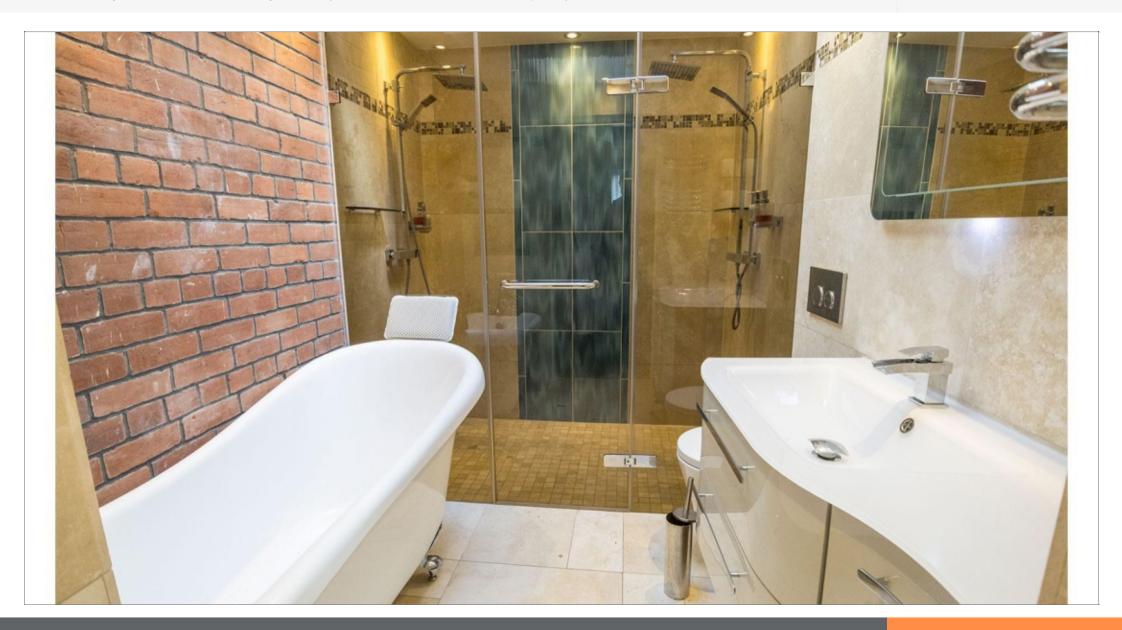




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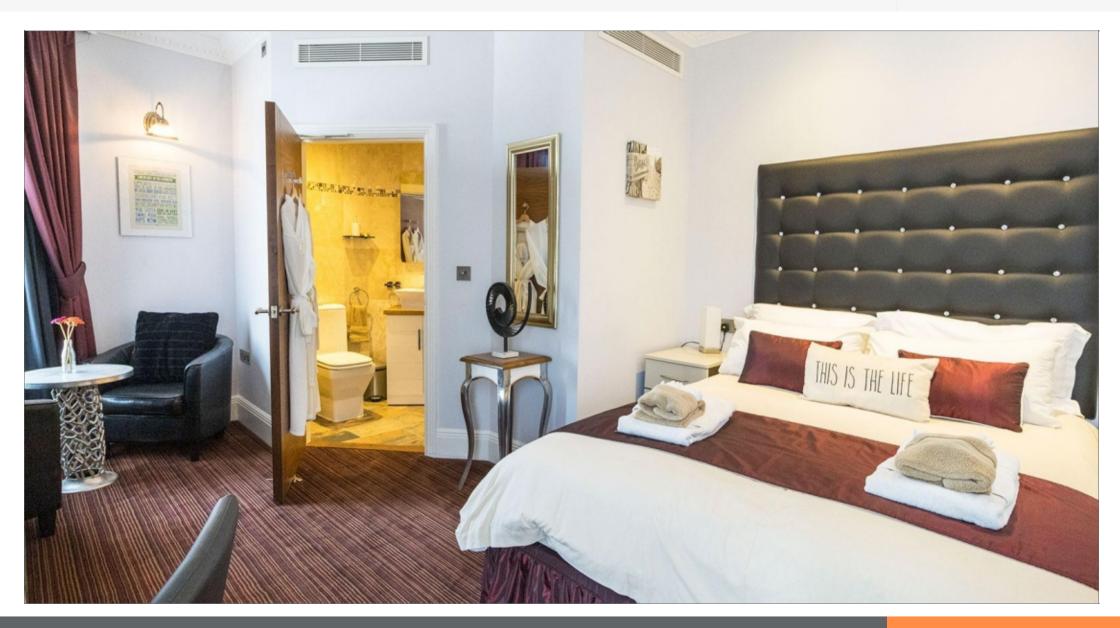
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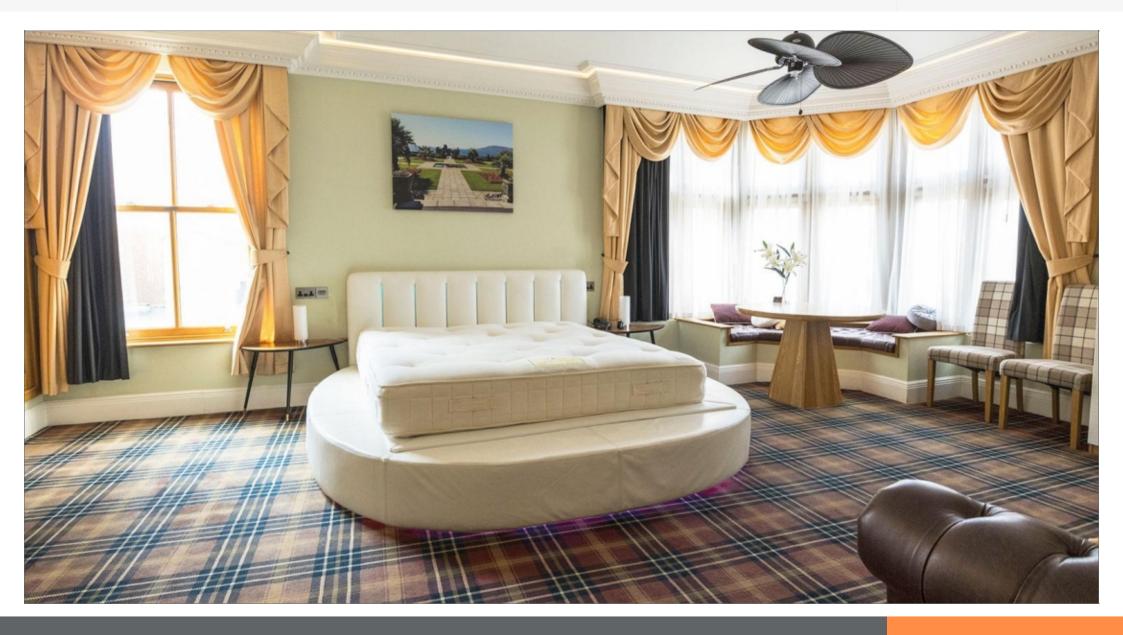




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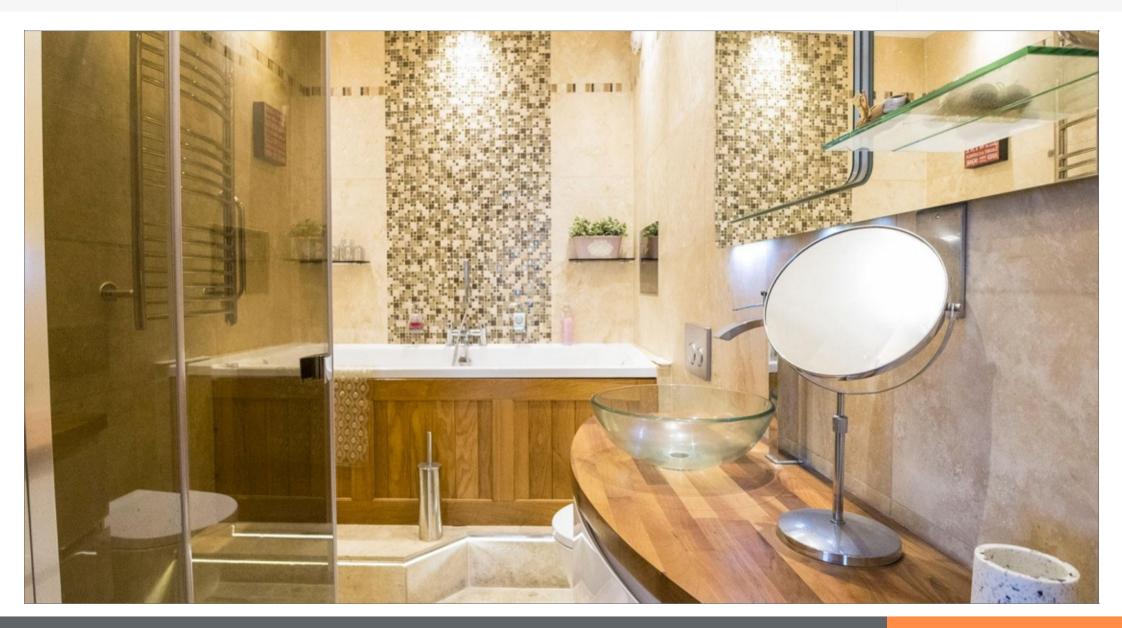




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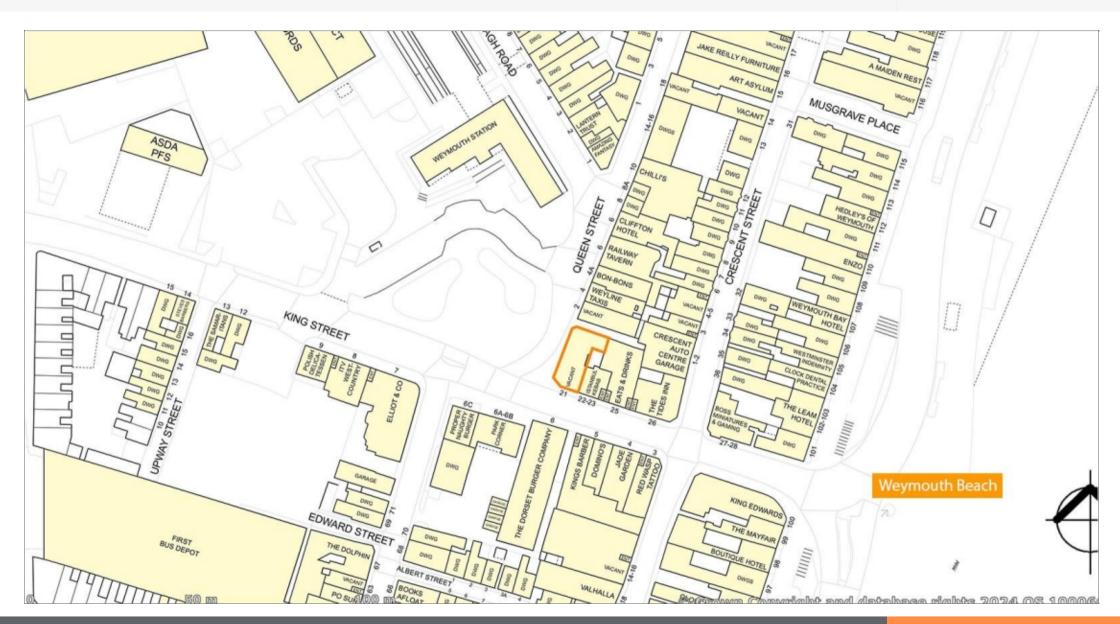


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#### **Contacts**

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#### **Seller's Solicitors**

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