

# Lot 45, 21 King Street, Weymouth, Dorset DT4 7BH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Hotel/Re-Development Opportunity

[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 45, 21 King Street, Weymouth,

## Dorset DT4 7BH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

### 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 corner of King Street and Queen Street, directly opposite Weymouth Railway Station and a short walk from the beach-front. 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

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 45, 21 King Street, Weymouth,

## Dorset DT4 7BH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

### Tenancy & Accommodation

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

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

**Lot 45, 21 King Street, Weymouth,  
Dorset DT4 7BH**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



**Lot 45, 21 King Street, Weymouth,  
Dorset DT4 7BH**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Hotel/Re-Development Opportunity

[www.acutus.co.uk](http://www.acutus.co.uk)

**Lot 45, 21 King Street, Weymouth,**

**Dorset DT4 7BH**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



**Lot 45, 21 King Street, Weymouth,**

**Dorset DT4 7BH**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



**Lot 45, 21 King Street, Weymouth,**

**Dorset DT4 7BH**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



**Lot 45, 21 King Street, Weymouth,**

**Dorset DT4 7BH**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



**Lot 45, 21 King Street, Weymouth,**

**Dorset DT4 7BH**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



**Lot 45, 21 King Street, Weymouth,  
Dorset DT4 7BH**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



**Lot 45, 21 King Street, Weymouth,  
Dorset DT4 7BH**

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



**Lot 45, 21 King Street, Weymouth,  
Dorset DT4 7BH**

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



# Lot 45, 21 King Street, Weymouth, Dorset DT4 7BH

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



# Lot 45, 21 King Street, Weymouth,

**Dorset DT4 7BH**

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



## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Edward Martin

+44 (0)20 7034 4854

+44 (0)7478 673 535

[edward.martin@acuitus.co.uk](mailto:edward.martin@acuitus.co.uk)

### Seller's Solicitors

55 Hoghton Street

Southport

Merseyside

PR9 0PG

#### Claudia Kaya

01704 790569

[claudia@morganfinchsolicitors.co.uk](mailto:claudia@morganfinchsolicitors.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024