Superbly Located & Modernised Freehold 9 Bedroom Guest House with Views Over Bay & Harbour and Non Resident Dining Potential



BAYLISS HALL GUEST HOUSE

17 THE ESPLANADE, WEYMOUTH, DORSET DT4 8DT

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LOCATION

Sandy Bathing Beach approx. 100 yards. Town Centre approx. 150 yards. Pavilion Theatre approx. 250 yards. Mainline Railway Station just over ½ mile. Sealife Centre within 1½ miles. National Sailing Academy (2012 Olympic Games sailing venue) within 5 miles.

FEATURES

Exceptional position with sea views over Weymouth Bay to the front of the property and across the Harbour to the rear. Deceptively spacious Grade II listed Georgian property. Rare Freehold. Thermostatically regulated gas fired central heating throughout Replacement roof. Refurbished shower rooms. 50" televisions and mini fridges to superior rooms. Highly rated on review sites. CCTV system. A mix of window shutters, curtains and blinds throughout. New fire alarm system. Floor plans available by request.

SUMMARY OF ACCOMMODATION

Short flight of stone steps to entrance vestibule with fitted matting opening into:

RECEPTION HALL
With fire alarm control panel, guest video notice board and external lighting timer.

PRIVATE LOUNGE (Formerly the Residents Lounge)
Comfortably seating 6 persons with Georgian bow window, colour matched window shutters and fireplace.

OWNERS BEDROOM
DOUBLE with range of built in wardrobes, **en-suite shower room** with tiled walls and floors, panelled bath, concealed cistern WC, vanity unit, double width shower cubicle with sliding door enclosure, inset spotlighting.

KITCHEN
With spotlighting and double casement doors to enclosed courtyard.

Stairs down to:

Lower Ground Floor

DINING ROOM
With original flagstone flooring, suitable for up to 25 covers, feature brick fire surround, tiled panelled walls, window blinds, independent access from the front of the property, **Bar Area** with flagstone flooring and exposed brick walling, **fitted bar servery**. **NB** Neither the Dining Room nor Bar are currently utilised, however, are considered ideal to create a Bistro style Restaurant for both residents and non-residents.

PUBLIC CLOAKROOM
With low flush WC, wash hand basin.

BOILER ROOM
With Worcester gas fired boiler for central heating and commercial water heater, fitted shelving.

KITCHEN
With range of fitted wall and base units, roll edge work surfaces over, vinyl cushion flooring, tiled splashbacks, fluorescent strip lighting, Rangemaster 5 burner gas double oven, Rangemaster double width extractor hood, slot under fridge and freezer, **walk in Pantry** with fitted shelving and lighting.

UTILITY/STILL ROOM
With fitted storage units, roll edge work surfaces over, 2½ bowl stainless steel sink unit, washing machine, tumble dryer, 2 dishwashers, vinyl cushion flooring. Door to part covered courtyard/drying area with external shower.

Stairs from the Reception Hall to:

First Floor

Landing
With walk in linen cupboard (Formerly a Shower Room).

BEDROOM 2
DOUBLE with built in wardrobe and **en-suite shower room**.

BEDROOM 3
LARGE DOUBLE with Georgian bow window, built in wardrobe, **en-suite shower room**.

BEDROOM 4
SMALL DOUBLE with built in wardrobe, **en-suite shower room**.

Stairs to:

Second Floor

Landing

BEDROOM 5
LARGE DOUBLE with built in wardrobe, **en-suite shower room**.

BEDROOM 6
LARGE DOUBLE with Georgian bow window, built in wardrobe, **en-suite shower room**.

BEDROOM 7
SINGLE with built in wardrobe, **en-suite shower room**.

Half Landing
With cleaning cupboard (Formerly a WC).

Stairs to:

Third Floor

Landing
With loft access hatch and built in utility cupboard.

BEDROOM 8
DOUBLE with built in wardrobe, **en-suite shower room**.

BEDROOM 9
DOUBLE with **en-suite shower room**.

BEDROOM 10
SINGLE with **en-suite shower room**. (Currently used for storage).

Outside

To the front of the property steps, behind decorative wrought iron railing, lead to two integral store sheds and provide independent access to the dining room. To the rear of the property is an enclosed courtyard below which is a further part covered courtyard and drying area with outside shower. The premises are entitled to 2 resident parking permits and 3 visitor permits.

TRADING & BUSINESS

Letting on a B&B basis, to the year ended April 2026 we are informed that a turnover in the region of £88,000 was recorded. We have not had sight of accounting information to verify this.

LICENCES/PERMISSIONS

Planning and Listed buildings consent has been granted to re-design the lower ground floor creating a larger open plan kitchen/dining area, kitchen store and shower room. Plans are available by request. The owners have also sought pre-application advice to convert the 3 upper floors to self-catering apartments.

WEBSITE ADDRESS

www.baylisshall.co.uk

RATEABLE VALUE

£10,750 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 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

FREEHOLD.

PRICE

£650,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.















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