

*Freehold Home & Income B&B
Convenient for all Amenities with
Sea and Harbour Views*



BOATERS GUEST HOUSE

4 BELLE VUE, WEYMOUTH, DORSET DT4 8DR

goadsby

LOCATION

Sandy Bathing Beach approx. 100 yards. Town Centre approx. 100 yards. Pavilion Theatre approx. 300 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

Rare Freehold opportunity (dual aspect with harbour and sea views. Convenient for all central amenities. UPVC double glazing to rear elevation. Full gas fired central heating. Eviivo online booking channel manager. Repeat business. Ideal Home & Income. Genuine retirement sale after 17 year ownership.

SUMMARY OF ACCOMMODATION

Canopied entrance opening into Entrance Vestibule with further door into:

RECEPTION HALL

With feature corbelled arch, fire alarm control panel.

BREAKFAST ROOM

Comfortably seating 12 persons with matching polished wood tables and bistro chairs, wall lighting, feature splayed bay window, original marble fire surround with Victorian inset, display shelving, **servery area**.

KITCHEN

With fluorescent strip lighting, tiled floor, range of fitted ivory wall and base units, roll edge work surfaces over, tiled splashbacks, inset ceramic sink with mixer tap, Baxi gas fired boiler, Lincat eye level grill, stainless steel 4 burner dual fuel oven, extractor hood over, recess for microwave, space and plumbing for washing machine and dishwasher, breakfast bar, space for fridge and freezer, television point. Stable door to rear courtyard. Door from Kitchen to **Extensive Cellar** with power, lighting, chest freezer, pre-lagged hot water cylinder with immersion heater.

BEDROOM 1

DOUBLE with fitted wardrobe, cupboard, pedestal wash hand

basin, en-suite shower room with pivot door enclosure, close couple WC, part tiled, extractor fan.

First Floor

Landing

BEDROOM 2

SMALL DOUBLE with shower cubicle with pivot door enclosure, pedestal wash hand basin.

CLOAKROOM (Private to Bedroom 2)

With corner part tiled wash hand basin, water heater, mid level WC.

OWNERS PRIVATE ACCOMMODATION

Spacious Living Room with splayed bay window, comfortably seating 5 persons, original brick fire surround, solid fuel wood burning stove, tiled hearth, television point. Office Area. **Bedroom** DOUBLE with original fire surround, recess storage area, built in wardrobe. **Bathroom** with panelled bath, shower attachment over, shower screen, close coupled WC, vanity unit, heated towel rail, extractor fan, inset spotlighting.

NB The owners accommodation could be let as a self-contained flat by installing a kitchenette or 2 additional letting bedrooms.

Second Floor

Landing

BEDROOM 4

TWIN/DOUBLE (zip and link) with built in wardrobe cupboard, **en-suite shower room** with quadrant shower cubicle, close coupled WC, pedestal wash hand basin.

BEDROOM 5

FAMILY 3 with splayed bay window, feature window seating, built in wardrobe, counter top fridge, **en-suite shower room** with quadrant shower cubicle, close coupled WC, corner wash hand basin, vinyl flooring.

Third Floor

Landing

2 large fitted linen cupboards, loft access hatch.

BEDROOM 6

TWIN/DOUBLE (zip and link) with feature fireplace, **en-suite shower room** with quadrant shower cubicle, vinyl flooring, close coupled WC, pedestal wash hand basin.

BEDROOM 7

FAMILY 3 with built in wardrobe cupboards, splayed bay window, guest seating area, original fire surround, counter top fridge, **en-suite shower room** with quadrant cubicle, vinyl flooring, close coupled WC, pedestal wash hand basin.

Outside

To the rear is an enclosed courtyard with flagstone paving and integrated store shed with power and light. The B&B benefits from the digital residential parking scheme and 2 additional guest permits.

TRADING & BUSINESS

The current owners trade on a B&B basis however only advertise 4 bedrooms online. They have built up repeat business with several small groups achieving a turnover between £50,000-£60,000 annually.

RATEABLE VALUE

£3,250 at the Uniform Business Rate of 49.9p in the £ for 2025/26. For the year 2025/26 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

£550,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



Picture taken at 6x zoom



H334109



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