



## The Crow's Nest, Hope Square, Weymouth Offers Over £290,000 Freehold

Set in the heart of Hope Square, Weymouth, this FREEHOLD RESTAURANT and TWO BEDROOM APARTMENT (separate entrance), is an amazing business/ residential investment. This thriving location attracts thousands of tourists and locals alike, creating a buzzing environment, and busy social event calendar.

Period Features | Period Property | Harbour Location | Business Opportunity |

**01305 778500**  
sales@directmoves.com



## Period FREEHOLD building in prime HARBOURSIDE LOCATION

Hope Square in Weymouth is considered to be the very best thriving location in Weymouth, and is just moments from the bustling harbourside. It is neighbour to other highly regarded businesses The Red Lion Pub, and Secret Garden. It is visually attractive and exudes character, with an attractive sitting outside sitting area to the front, via Council License. The apartment can be access either via the restaurant or by separate pedestrian access, and offers spacious accommodation, which currently does require some attention. This is an exceptional purchase and available with NO CHAIN.

Tenure: Freehold

### Own Front Door

Gated access with stairs to first floor, own front door into;

### Hallway

Leading to;

### Bedroom 2/ Store Room

- 4.57m x 3.05m (- 15' x 10' )

Rear aspect room with window overlooking covered entrance, part tiled walls and space and plumbing for washing machine.

### Inner Hallway

Double radiator, stairs to first floor archway through to kitchenette and doors to lounge.

### Kitchenette

- 1.52m x 1.52m (- 5' x 5' )

Suite fitted with a range of base and eye level units, 4 ring hob and integrated oven, stainless steel sink unit with mixer tap and skylight.

### Lounge

- 5.79m x 3.35m (- 19' x 11' )

Front aspect room with window overlooking frontage, room features, feature fireplace, double radiator and power points.

### Stairway to 2nd Floor

Landing with doors to bedroom one and study.

### Bedroom 1

- 4.57m x 3.35m (- 15' x 11' )

Front aspect room with double radiator and power points.

### Study

- 3.05m x 2.13m (- 10' x 7' )

Rear aspect room, double radiator, power points and room providing further access to family bathroom and storage cupboard.

### Bathroom

Recently fitted fully tiled family bathroom. Rear aspect room, suite comprising of a panel enclosed corner bath, fully enclosed shower unit, pedestal hand wash basin, low level WC and double radiator.

### Storage

Large walk in storage room.

### Downstairs Restaurant

#### Front Entrance

Glazed door from outside seating area to;

#### Restaurant

- 5.49m x 6.4m (- 18' x 21' )

Front aspect room with large glazed picture window, under window double radiator, feature fireplace with brick surround and inset log burner, wood panelled walls, cupboard, quarry tiled flooring, beam, fitted wooden dressed, bar, space for fridges, ceiling access, archway through to kitchen and door to rear lobby.



**Kitchen**

- 3.35m x 1.52m (- 11' x 5' )

Archway through from Restaurant, base level units, double stainless steel sink unit with mixer tap, space for over, fridges, storage, stable door to rear walkway.

**Inner Lobby**

Doors to rear, storage room and customer cloakroom.

**Customer cloakroom**

Part tiled walls, wall mounted sink and low level WC.

**N.B**

Front. There is a Council street license, permitting seating for approximately 28 covers, in an attractive enclosed front patio area which has superb aspect towards Hope Square.

License is £42 per annum.

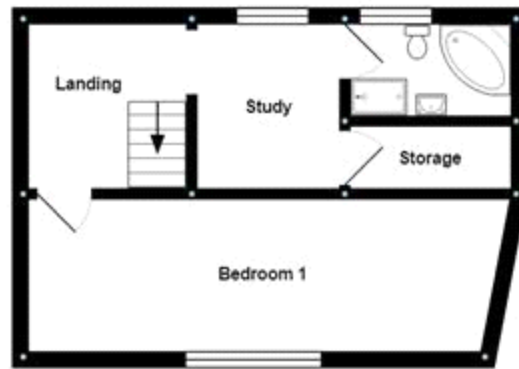
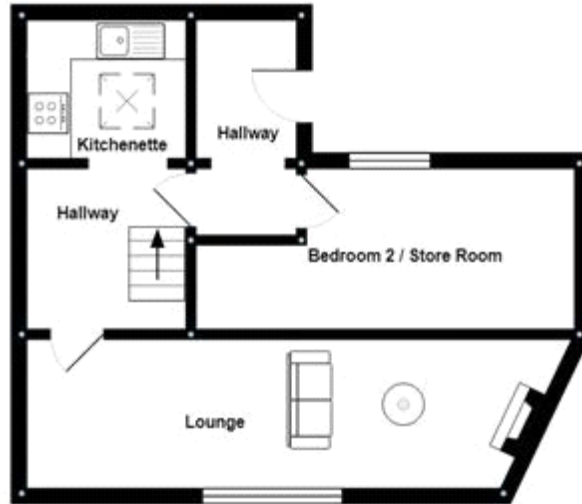
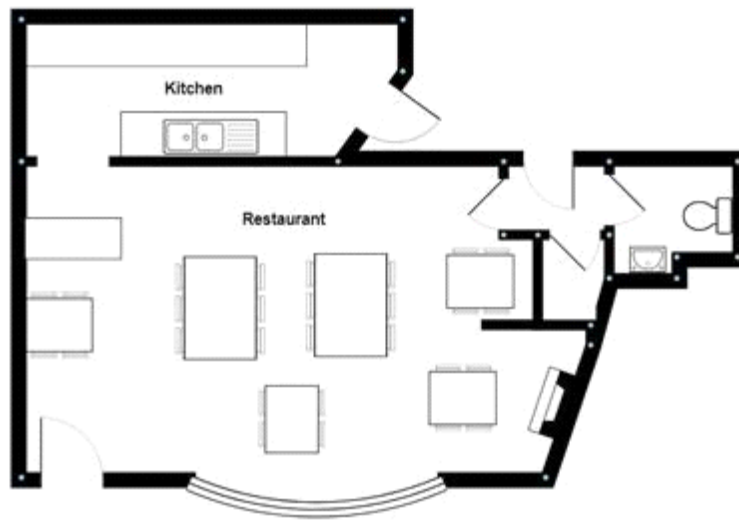
There is an alcohol license.

The flat is council tax band A

The business is zero rated.

Mains water rates





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.