



The Weatherbury

7 Carlton Road North
Weymouth
DT4 7PX

Freehold: £650,000

Ref: 3451555

KEY HIGHLIGHTS

- High residential area
- 10 en suite letting rooms
- 2024 T/O £347,765. Circa 75% wet sales
- 40+ capacity garden
- GIA: 3,315ft
- Energy Rating C

LOCATION

The Weatherbury is situated in Weymouth, a coastal town in Dorset. Known for its harbour and golden beaches, Weymouth was captured perfectly in the 2012 Olympics as the backdrop of the sailing events.

DESCRIPTION

Situated just minutes from Weymouth beach and other local attractions, The Weatherbury is an 18th Century pub with 10 en suite letting rooms and a beer garden. This characterful pub is situated in a high residential area with over 4,500 households within 1km ensuring a solid local trade throughout the year as well as an increase in tourist activity in those summer months.

EXTERNAL DETAILS

There are five car park spaces for guests as well as a garden that has capacity for 40+.

INTERNAL DETAILS

The Weatherbury pub has been owned by the current freeholder since the 1980s. The pub/restaurant has covers for 50 and a well equipped kitchen (although currently not in use) and bar area makes catering for the guests all the more easy. The cellar, located underneath the bar has a delivery hatch for receiving goods. There is a separate area that sits 14 people, this is currently used for serving a continental breakfast to B&B guests as well as being hired for meetings.

On the ground floor you have the main bar area, commercial kitchen, storage areas, breakfast room, male and female WC's as well as access to the cellar, courtyard and accommodation.

On the first floor you have seven bedrooms as well as the ground floor to the current managers accommodation which on the floor plan includes - office, bedroom 4 as well as bedroom 12 on second floor 2. There are a further two bedrooms on second floor 1.



OWNER'S ACCOMMODATION

The owners accommodation currently consists of two bedrooms, an office and bathroom, however one of the bedrooms could be used as a lounge making a one bedroom apartment.

LETTING ACCOMMODATION

There are 10 en suite letting rooms at The Weatherbury, two single rooms, two family rooms and six double rooms.

FIXTURES & FITTINGS

All fixtures and fittings are owned outright and are included in the sale price, except a few personal items which will be retained by the owners. The kitchen is fully equipped which is also owned outright and items are included in the sale price.

OTHER PROPERTY

There are two apartments at the rear of the building with approximately 90 years left on the lease - this doesn't bring in any income to The Weatherbury.

TRADING HOURS

Monday: 12:00 - 23:00
Tuesday: 12:00 - 23:00
Wednesday: 12:00 - 23:00
Thursday: 12:00 - 23:00
Friday: 12:00 - 00:00
Saturday: 12:00 - 00:00
Sunday: 12:00 - 00:00

TRADING INFORMATION

Trading information available on request.

TENURE

The property is being sold Freehold.

BUSINESS RATES

The current rateable value is £15,750.

REGULATORY

The property has a full premises licence.





THE OPPORTUNITY

We believe there is an opportunity for hands on operators to grow the business, especially by reopening the kitchen.





Carlton Road North, Weymouth, DT4

Approximate Area = 4707 sq ft / 437.2 sq m

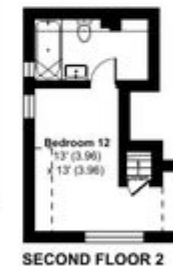
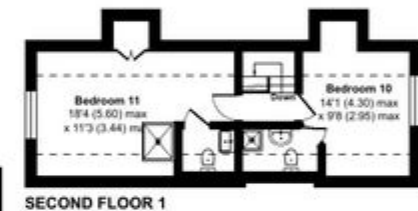
Limited Use Area(s) = 175 sq ft / 16.2 sq m

Total = 4882 sq ft / 453.4 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1233208



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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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