



St Thomas Street, Weymouth, DT4 8EH
Asking Price Of £385,000 Freehold

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3 Bedrooms, 2 Bathroom

Asking Price Of £385,000

- Freehold Retail & Residential Investment
- Ground Floor Shop
- Self-Contained First Floor Flat
- Self-Contained Second Floor Flat
- Current Rental Income £30,600 per annum
- Town Centre Location

Freehold Retail and Residential Investment in Weymouth
An ideal income-generating opportunity in a bustling town centre

Overview

This freehold property offers a lucrative retail and residential investment opportunity, being fully occupied and providing immediate income from established tenants. Located in the lively town centre of Weymouth, the property boasts excellent accessibility and footfall, making it a promising investment for both retail and residential purposes.



Property Features

Ground Floor: Retail Space

The ground floor of the property comprises a well-maintained shop, currently operating as a café. This vibrant establishment benefits from a prime location, drawing in a steady stream of customers from Weymouth's bustling town centre. The café is supported by a basement space, which serves as ancillary storage, ensuring operational efficiency for the tenant.

First Floor: Two-Bedroom Flat

The first floor houses a self-contained flat featuring two spacious bedrooms. The layout is designed to provide comfortable living space, attracting tenants who value proximity to the town centre's amenities. The flat is currently rented out, contributing to the property's immediate income stream.

Second Floor: One-Bedroom Flat

On the second floor, there is another self-contained flat, this one featuring a single bedroom. Perfect for

individuals or couples seeking an urban lifestyle, the flat enjoys the same central location benefits as the rest of the property. Like the first-floor unit, it is also occupied by tenants.

Key Highlights

- Freehold retail and residential property providing immediate income.
- Situated in Weymouth's bustling town centre, ensuring high footfall and demand.
- Ground-floor shop currently operating as a café, supported by basement storage.
- Two self-contained flats – a two-bedroom unit on the first floor and a one-bedroom unit on the second floor.
- Fully occupied by tenants, ensuring steady rental income.

Investment Potential

This mixed-use freehold property represents a compelling opportunity for investors looking for a diversified portfolio. Its combination of retail and

residential spaces ensures multiple income streams while its prime location in Weymouth's town centre guarantees strong demand for both commercial and residential rental spaces.

This is the perfect property for investors seeking a ready-made income-generating asset in a thriving urban environment.

BASEMENT - 15 SQ. M

GROUND FLOOR - CAFE - 52 SQ. M

FLAT 1 - 94 SQ. M 2 Bedrooms, open plan Kitchen/Living Area, Shower Room

FLAT 2 - 45 SQ. M 1 Bedroom, open plan Kitchen/Living Area, Shower Room.





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