



Rodwell House, 34 Rodwell Road, Weymouth, DT4 8QR

Income Producing Investment Property For Sale

- Grade II Listed Building
- Recent redecoration
- Property well managed and already set up
- Prominent location

£900,000

Freehold

THE PROPERTY

Rodwell House is a former hotel premises that has been converted to 13 x 1 bed and studio apartments and is currently producing £79,920pa gross. There is a communal outside area to the side with some off street parking and a double garage with a rental income of £125pcm.

The property is thought to be of the Georgian period and is Grade II Listed.

The property is situated in an easy find location in Rodwell Road.

SITUATION

The property enjoys a convenient position within easy walking distance of the town centre and well situated to take advantage of the stunning World Heritage Coastline with its beaches, coastal walks and water sport facilities. Within just a short walk is Newtons Cove and beach, the historic Nothe Fort and picturesque gardens, both of which provide pleasant views across Weymouth Bay and Portland harbour. Weymouth town centre along with Brewers Quay and the attractive inner Harbour are all easily accessible and provide a wide range of shopping outlets, eateries as well as the opportunity to enjoy the stunning Georgian esplanade and sandy beach.

DIRECTIONS

From Poundbury take the A354 signposted to Weymouth. At the first roundabout take the 2nd exit signed to Weymouth, continue for about 2 miles and at the 2nd roundabout take the 2nd exit signed town centre. Once over the roundabout keep in the middle lane and proceed over the Manor Roundabout (2nd exit) signposted to town centre and Portland. At the next roundabout proceed straight over taking the first exit, continue along this road and at the traffic lights proceed straight over onto Westway Road. At the harbour junction keep in the middle lane and proceed straight over onto Boot Hill continue up the hill and through two sets of traffic lights which lead onto Rodwell Road and the property will be found on your right hand side adjacent to the traffic lights.

LOCAL AUTHORITY

Dorset Council

Tel: 01305 221000

Council Tax Band: All flats band A

ENERGY PERFORMANCE CERTIFICATE

Flat 1,3,4,6,7,11,15 - D

Flat 2,9,10 - C

Flat 5,12, 16 - E

JOINT AGENT

Martin & Co Weymouth

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	Tenancy	Rent	Arrears
Flat 1	Periodic	£450 pcm	£260.68
Flat 2	Periodic	£525 pcm	£0
Flat 3	6 months from 8/2/2024	£450 pcm	£0
Flat 4	Periodic	£500 pcm	£0
Flat 5	Periodic	£525 pcm	£0
Flat 6	6 months from 3/5/2024	£550 pcm	£0
Flat 7	6 months from 15/5/2024	£550 pcm	£0
Flat 9	Periodic	£385 pcm	£0
Flat 10	6 months from 15/10/2024	£550 pcm	£0
Flat 11	6 months from 12/4/2024	£525 pcm	£0
Flat 12	Periodic	£450 pcm	£0
Flat 15b	Periodic	£500 pcm	£0
Flat 16a	Periodic	£575 pcm	£0
Garage	Periodic	£125 pcm	



JM/13/11/2024



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