

Symonds
& Sampson

Duke Of Edinburgh, 3-4 St. Thomas Street, Weymouth, DT4 8EW

Available for rent, a versatile and spacious town centre pub with living accommodation above in Weymouth Town Centre.

£30,000 Per Annum

3-4

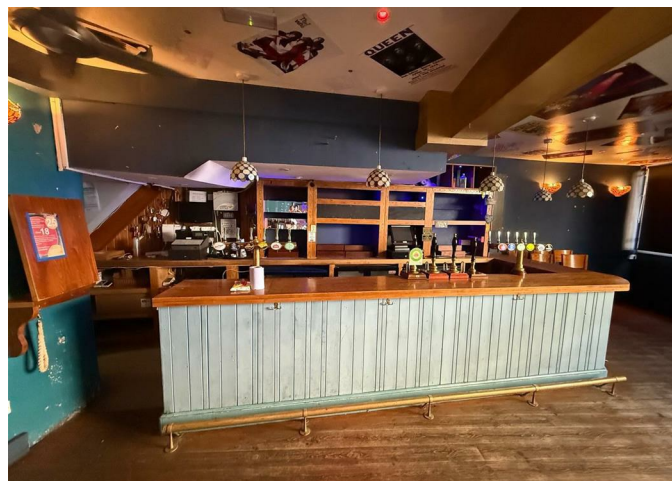
St. Thomas Street
Weymouth
DT4 8EW

1346.00 sq ft

- Long established public house to Let in Weymouth Town Centre
 - Substantial ground floor trading area
- Spacious accommodation above with 4 bedrooms
 - Room for modernisation with great potential
 - Sizeable and adaptable
- Reputation as a hub for local musicians and live entertainment
- Privately owned with no ties to brewery

£30,000 Per Annum

Dorchester Commercial
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THE PREMISES

The Duke of Edinburgh, known locally as the House of Sound, is a long-established public house situated in Weymouth. The premises comprise a substantial ground-floor trading area with additional upper-floor accommodation, offering a total internal area of approximately 1,346 sq ft. While the property retains a strong identity and a loyal local following, it now presents clear signs of wear and requires refurbishment to restore it to a modern operational standard.

The principal trading area consists of a generous open-plan bar space capable of supporting a comprehensive drinks operation. The bar counter provides ample capacity for multiple taps, local ales, and refrigerated storage. The layout allows for efficient customer flow and offers flexibility for future reconfiguration.

Adjacent to the bar is a commercial kitchen. Although structurally serviceable, the kitchen requires attention and updating to meet contemporary commercial catering expectations.

A small raised performance stage is incorporated within the main trading area. This feature is central to the venue's longstanding reputation as a hub for local musicians and live entertainment, and it remains a key asset of the premises.

Customer WC facilities are located on the first floor. This level provides an additional 266 sq ft of internal space, which may offer potential for alternative use, subject to appropriate consents. Options could include storage, staff facilities, or ancillary customer space.

The Duke of Edinburgh offers a sizeable and adaptable premises with a strong cultural association within the local community. Although the property requires investment and refurbishment, its established identity as a live-music venue, combined with its generous internal layout, presents a notable opportunity for redevelopment and enhancement.



THE LIVING ACCOMMODATION

The property offers spacious and versatile accommodation arranged over three floors. On the ground floor, there is a generous living room complemented by an adjoining wet room and WC, thoughtfully adapted by a previous tenant for accessibility. A well-proportioned fitted kitchen is also located on this level, providing a practical and functional layout.

Upstairs, the first floor comprises two bedrooms, including a comfortable double and a single room, alongside a large family bathroom and an additional separate WC. From here, further storage is conveniently provided by built-in cupboards beneath the staircase.

The upper level features two substantial loft rooms, both of a size comparable to double bedrooms, offering excellent flexibility for use as additional sleeping accommodation, office space, or hobby rooms.

While the property would benefit from a programme of modernisation, it presents a superb opportunity for buyers to create a home tailored to their own tastes and requirements. Some signs of water ingress and mould are present and will require investigation, but the overall scale and layout of the accommodation provide fantastic potential for improvement and value enhancement.

POSITION

The Duke of Edinburgh operates as a privately owned public house with no ties, leases, or contractual associations to any brewery. The premises are fully independent, allowing for complete autonomy in product selection, operational decisions, and future development of the business.

LOCATION

The Duke of Edinburgh is located in a central and accessible position within Weymouth, set close to established residential areas and within easy reach of the town's main amenities. The surrounding area benefits from steady footfall and a strong local community presence, providing a reliable customer base for both daytime and evening trade. The pub's position also offers convenient access to nearby transport links and the wider town centre.

What3Words -///petty.clear.wedge

LOCAL AUTHORITY

Dorset County Council 01305 221000
Council Tax: Band B
Business Rates: RV is £19,000

SERVICES

Mains electricity, water, drainage and gas

ENERGY PERFORMANCE CERTIFICATE

TBA

CODE FOR LEASING BUSINESS PREMISES

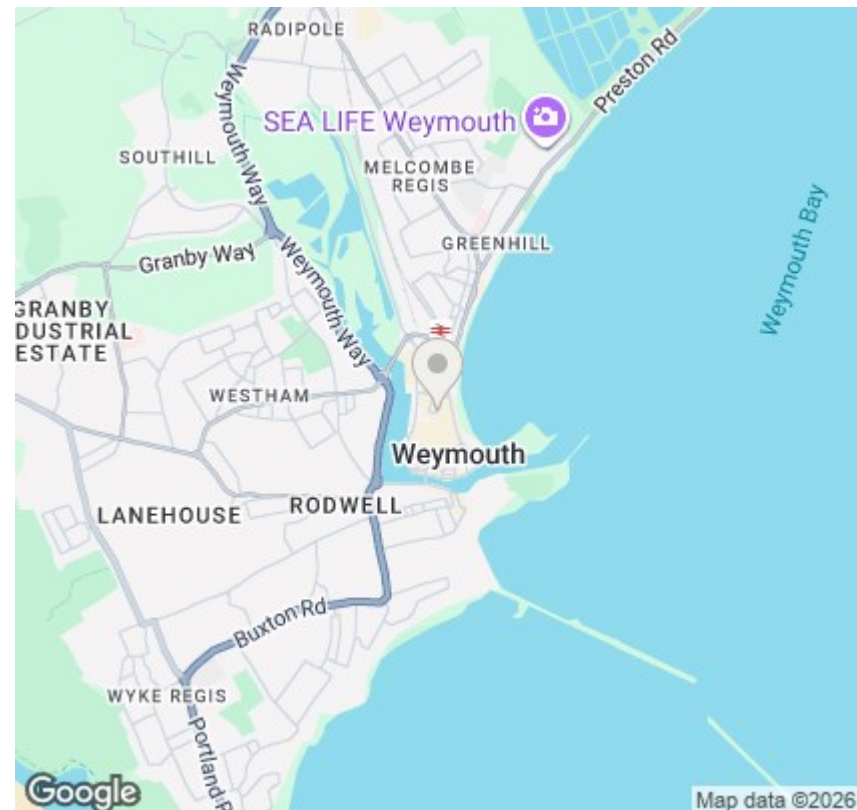
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.





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