



CAFE  
**-72-**

72 Easton Street



74



72 Easton Street  
Portland, DT5 1BT

**£199,000 Freehold**

**72 Easton Street**  
Portland, DT5 1BT

A freehold commercial premises located on Easton Street Portland close to Easton Square. Currently set up and used as a cafe with a forecourt for parking or overflow seating space the property is suitable for a variety of uses subject to planning permission. The property is offered for sale with vacant possession and the equipment can also be purchased by negotiation. There is an enclosed courtyard to the rear and a staircase to a studio upstairs currently used as a office and shower room and previously used as a office and show room. There is scope to convert to residential accommodation subject to planning permission being obtained.

**Cafe**  
22'6" x 13'5" inc to 22'6" (6.88 x 4.11 inc to 6.86)

Double fronted currently used as cafe with seating for 21 people (equipment not included)

**Forecourt**  
For parking or overflow seating

**Kitchen**  
12'9" x 8'6" (3.90 x 2.61)  
Worktops with Drawers & Cupboards below, double sink unit  
Equipment available by negotiation

**landing**  
Cupboard housing electric boiler

**Office / Studio / Storeroom**  
17'6" x 12'5" (5.34 x 3.80)  
Max measurements L Shaped, 2 windows + Velux





### **Shower Room**

Large walk in shower, wide basin low level WC

### **Rear Courtyard**

### **Business Rates**

R V of £5,700

### **Flood Risk**

Rivers & sea no risk, surface water low Risk

### **Phone and Broadband signal strength and coverage**

Mobile phone signal strong O2 Vodafone & 3 average for EE

Sky & BT tv is available, Virgin tv is not available

Broadband speeds standard 16 mbps Superfast 80 mbps, ultra fast 1000 mbps

### **Legal Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan



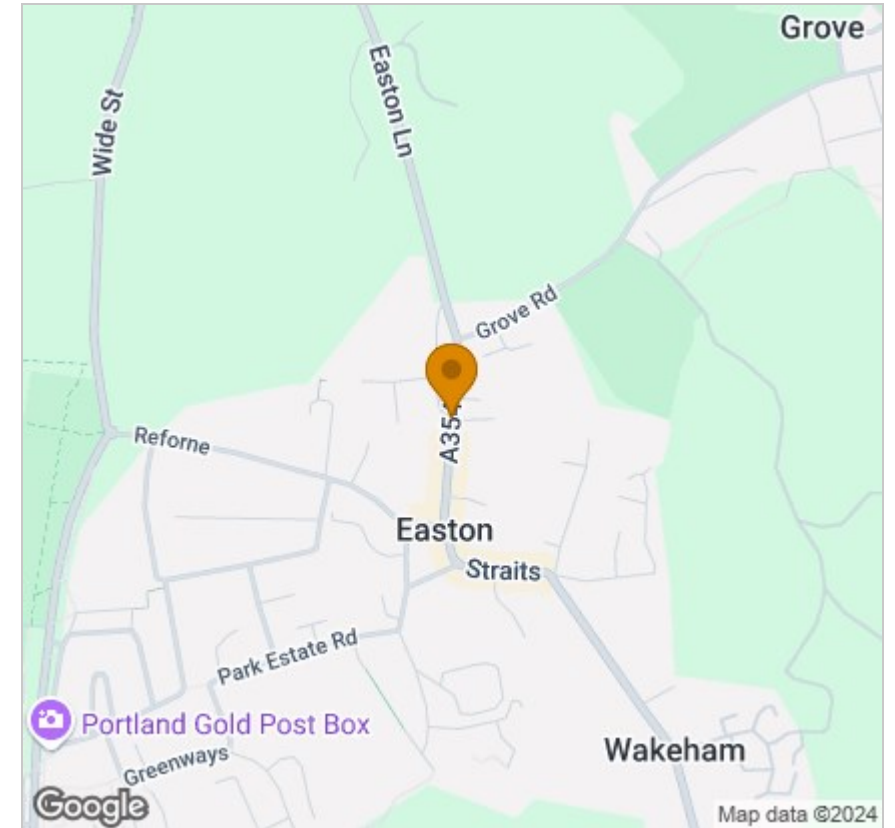
## Viewing

**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

35 St Thomas Street, Weymouth, DT4 8EJ  
Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Area Map



## Energy Efficiency Graph

