



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**YEW TREE HOUSE  
FORTUNESWELL PORTLAND DT5 1LW**



**RESIDENTIAL INVESTMENT  
FOR SALE**

- Premises Arranged Over Three Floors
- Flats Range From 32 sq.m to 53 sq.m. Approx.
- 8 x 1 Bedroom Flats and 4 x 2 Bedroom Flats

**£52,000  
Freehold  
Investment**

**Arrange a viewing today**

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Ref: C..6271

**[www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**

## **SITUATION AND DESCRIPTION**

Portland is an island 5 miles from the popular resort of Weymouth and is joined to the mainland by the world famous Chesil Beach. The island forms the centre piece of the UNESCO Jurassic Coast and was the venue for the London 2012 Olympic Sailing.

The premises are of the Art Deco period and were formerly the old Council office. The premises are situated on a prominent corner position and benefits from far reaching views along the Jurassic Coast.

The premises have been built to a high standard and reconfigured into 8 x one bedroom flats and 4 x two bedroom flats. (See drawing below). All flats have been sold off on long leases.

## **ACCOMMODATION**

Gross Internal area: 600 sq.m. approx.

Approximate area:

### **Lower Ground Floor**

Flat 1:	416.56 sq.ft.	38.7 sq.m.	1 bed
Flat 2:	516.66 sq.ft.	48.0 sq.m.	1 bed
Flat 3:	570.58 sq.ft.	53.0 sq.m.	2 bed
Flat 4:	349.82 sq.ft.	32.5 sq.m.	1 bed

### **Ground Floor**

Flat 5:	457.46 sq.ft.	42.5 sq.m.	2 bed
Flat 6:	472.53 sq.ft.	43.9 sq.m.	2 bed
Flat 7:	452.08 sq.ft.	42.0 sq.m.	2 bed
Flat 8:	344.44 sq.ft.	32.0 sq.m.	1 bed

## **First Floor**

Flat 9:	401.49 sq.ft.	37.3 sq.m.	1 bed
Flat 10:	495.14 sq.ft.	46.0 sq.m.	1 bed
Flat 11:	463.97 sq.ft.	43.1 sq.m.	1 bed
Flat 12:	402.57 sq.ft.	37.4 sq.m.	1 bed

## **PLANNING**

C3 Residential

## **TENURE**

All flats have been sold off on 125 year leases.  
Ground rent per flat is £175 per annum.

## **PRICE**

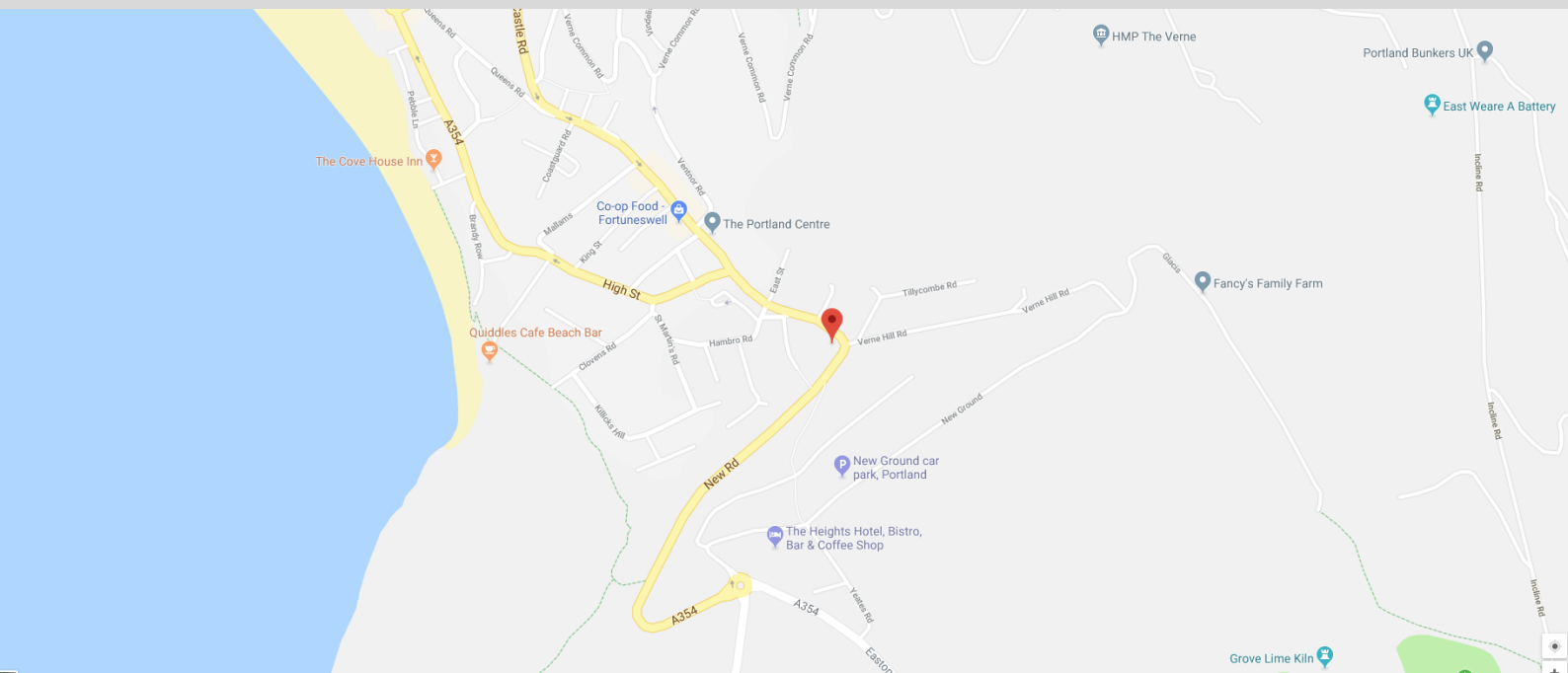
£52,000 Freehold

## **LEGAL FEES**

The incoming tenant will be responsible for their own legal fees.

## **VIEWING AND FURTHER DETAILS**

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.



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