Easton Street
Portland, DT5 1BS

0 🛏 | 1 🛁 | 0 🛋 | ≡

£450 PCM

**Hull
Gregson
Hull**

Easton Street

Portland, DT5 1BS

- Lease Length To Be Agreed
- Available Now For Occupation
- Generous Garage Available for storage use (rent to be agreed accordingly)
- Large Character Shop Windows
- Moments From Easton Gardens
- Accessible Via Local Transport Links
- Bright and Airy

This shop unit is set in a DESIRABLE LOCATION in the heart of Portland moments away from EASTON SQUARE.
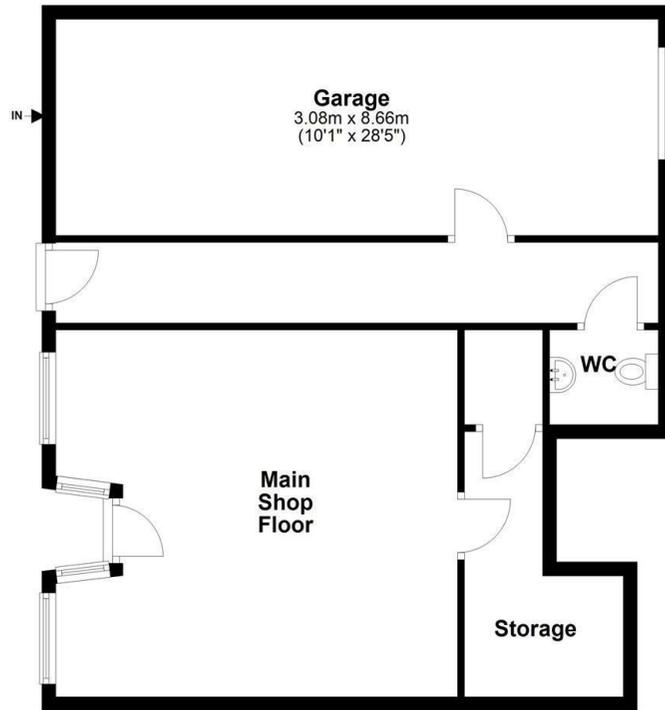
This generous open plan unit benefits from it`s own SEPERATE W/C and a LARGE UNDERSTAIRS STORAGE CUPOARD. With FLOOR TO CEILING WINDOWS extended across the front of the property allowing NATURAL LIGHT throughout the room.

Located amongst local businesses and CLOSE TO THE MAIN BUS ROUTE, on and off the island, this shop is sure to attract a great number of customers or clients.

There is also the potential to rent the garage alongside the shop, with the rent to be agreed accordingly for the use of this extra space. This additional storage potential is perfect for those with large stock inventories, or those looking to separate their shop front and workshop.

AVAILABLE TO LET FROM FEBRUARY

Ground Floor

Garage
3.08m x 8.66m
(10'1" x 28'5")

IN ►

WC

Main Shop Floor

Storage

Easton St
Grove Rd
Easton St
Fancys Cl
Reforne
Station Rd
Lady Mead Cl
New St
Google
Map data ©2026

Main Shop Space
18'3" x 19'0" (5.57 x 5.81)

Garage
10'0" x 28'4" max (3.05 x 8.65 max)

Tenant Fee's

Holding Deposit (per tenancy) — One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC