



**Easton Square**  
Portland, DT5 1BY



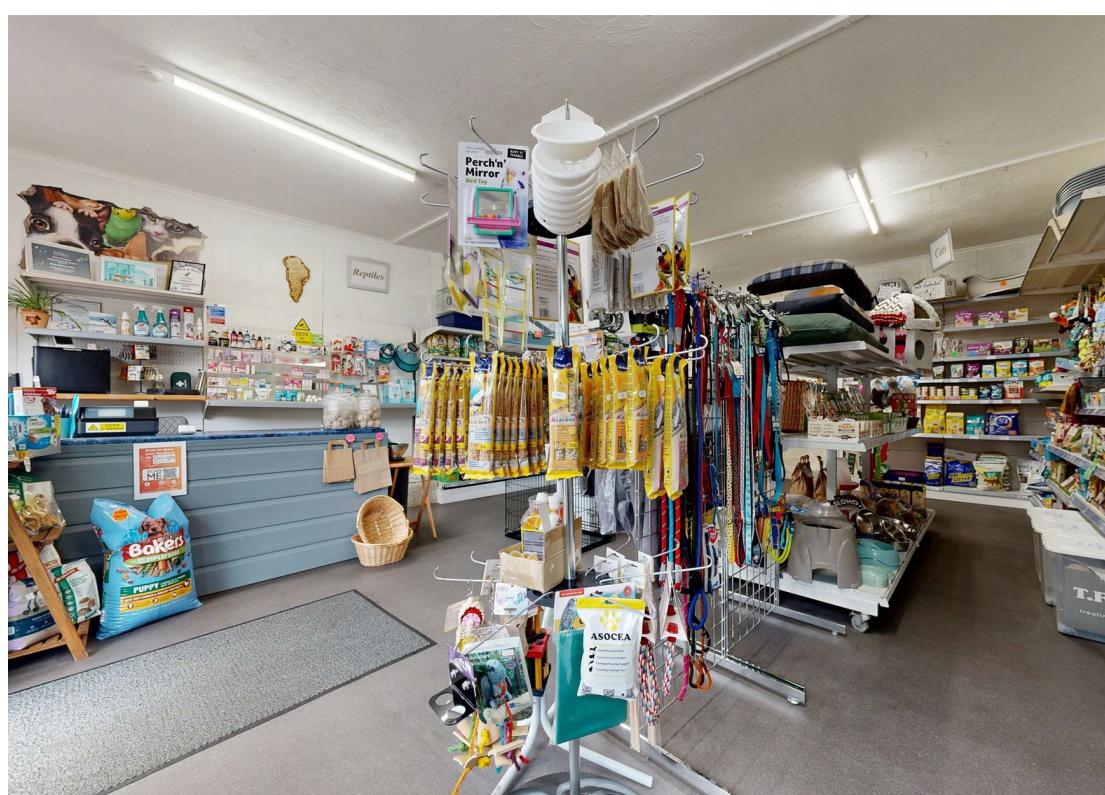
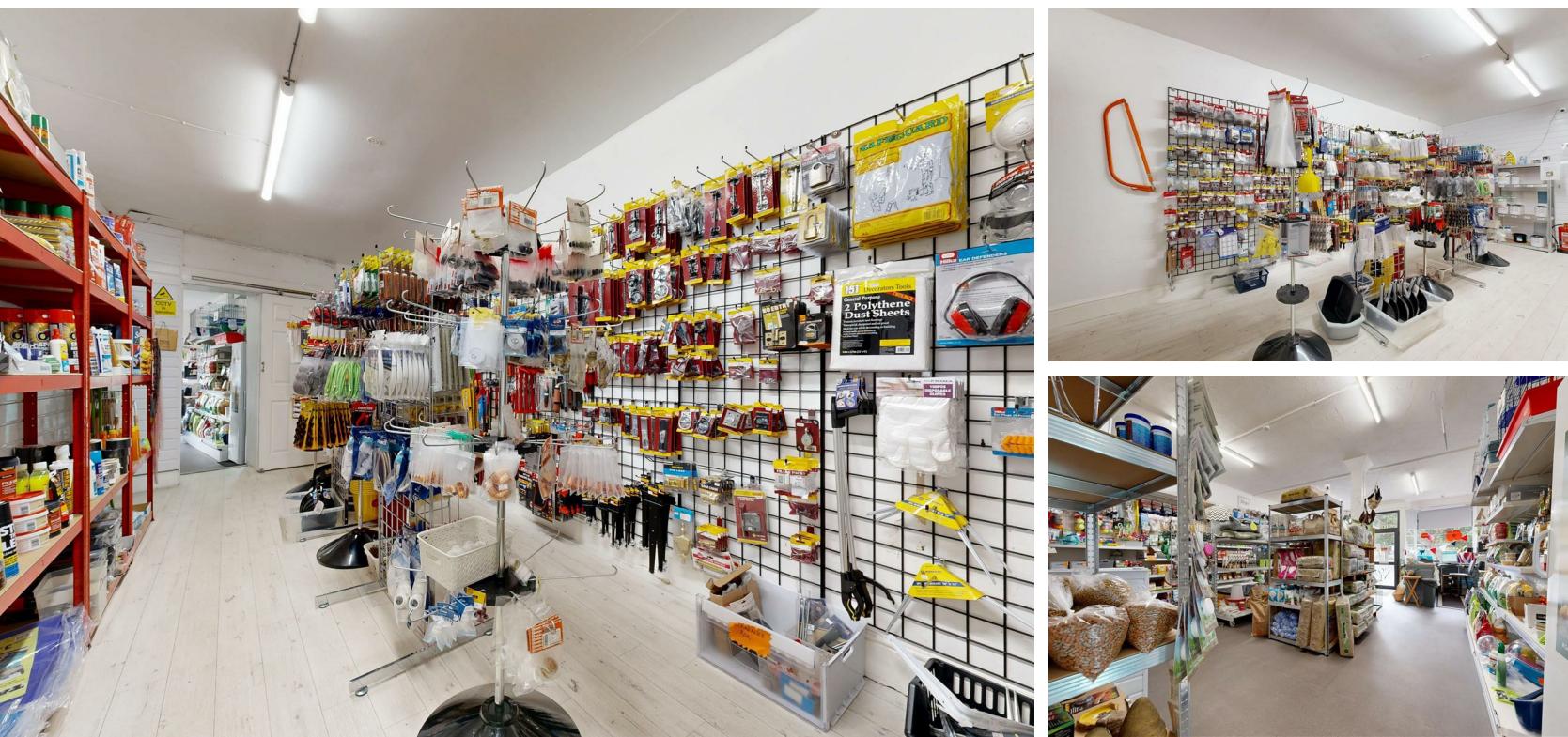
**Asking Price  
£200,000 Freehold**

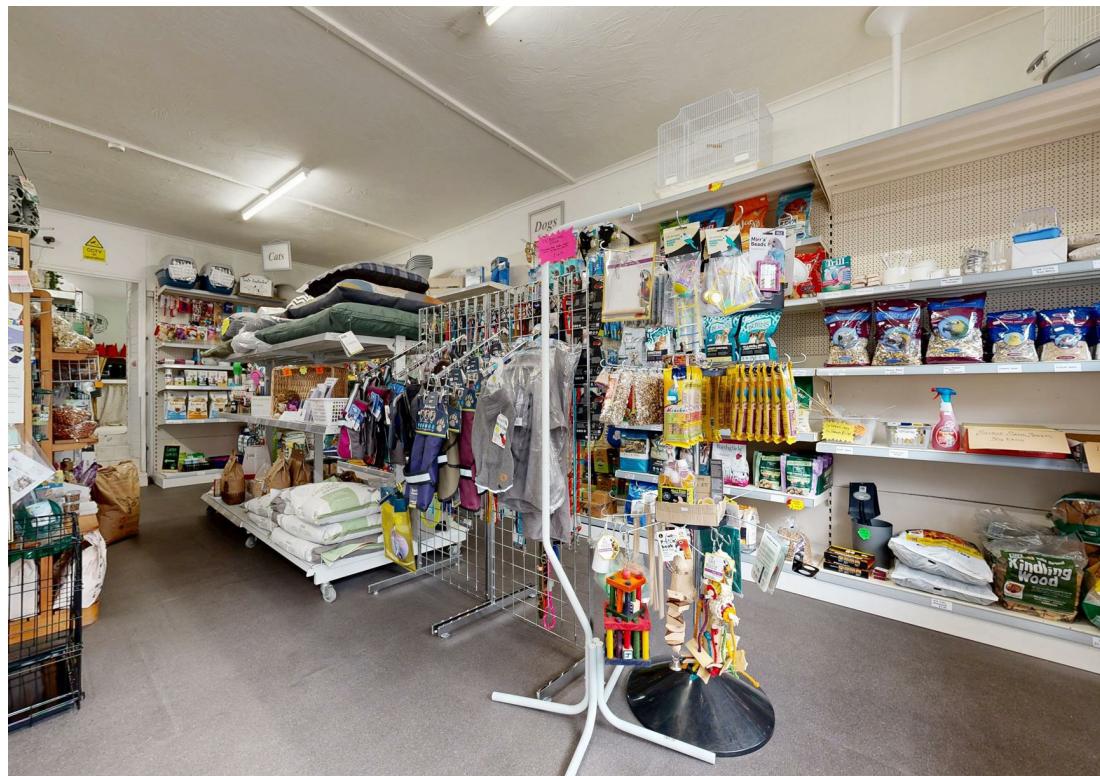
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# Easton Square

Portland, DT5 1BY

- \*Investment Opportunity\*
- Acquisition of Three Separate Dwellings
- Ground Floor Commercial Premises
- Two Separate Apartments
- Two Tenants in Situ ~ (Shop & First Floor Apartment)
- In Need of Some Modernisation
- Sought-After Location ~ Easton Square, Portland
- One Bedroom First Floor Apartment with Bay Windows
- One Bedroom Second Floor Apartment
- Offered For Sale with No Onward Chain





\*\*BUSINESS NOT FOR SALE,  
FREEHOLD SHOP UNIT AND TWO  
FLATS ONLY\*\*

Presenting an **INVESTMENT  
OPPORTUNITY** to acquire **THREE  
SEPARATE DWELLINGS**: a  
commercial shop with active lease  
located on the **GROUND FLOOR**; first  
floor apartment with tenant-in-situ and  
vacant second floor apartment. The  
property is set in **SOUGHT-AFTER  
RESIDENTIAL LOCATION** (Easton  
Square) and is **IN NEED OF  
MODERNISATION** but provides a  
fantastic opportunity. Viewings come  
highly advised to appreciate the  
**HUGE POTENTIAL**.

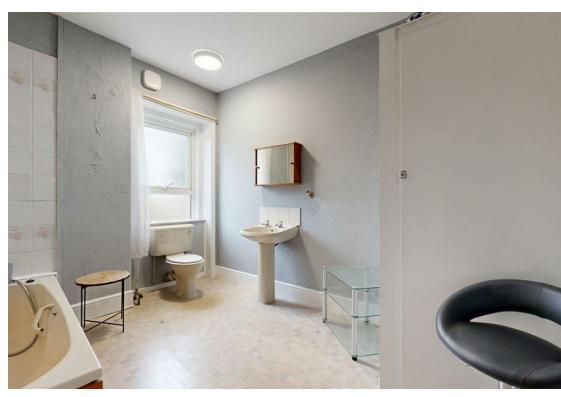


The Shop ~ set up as a successful pet shop and hardware store by the current lessee, the shop provides plenty of open  
floorspace with counter and two further divided shop areas to the back. The shop benefits from: a large glass frontage;  
built-in storage and a WC to the rear.

Flat One ~with tenant-in-situ, provides a great investment opportunity as a one bedroom first floor apartment. The  
property benefits from high ceilings, large front-aspect bay windows overlooking Easton Square and ornate feature  
fireplace in the living room. As well as Bedroom and Living room, the property also hosts plenty of hall space leading to  
the bathroom and kitchen to the rear.

Flat Two ~ this spacious one bedroom apartment, in need of modernisation, presents a great investment opportunity.  
The accommodation comprises a front-aspect bedroom and reception room: each are a generous size, with feature  
fireplace and views overlooking Easton Gardens. The property also presents a sizeable bathroom and kitchen, in need  
of some modernisation, but oozing potential.

Contact the Sales Team to find out more about the income the property does, and has potential, to generate.





### The Shop - Main Floorspace

25'11 x 19'10 (7.90m x 6.05m)

### The Shop - Back Area

21'9 max x 9'5 max (6.63m max x 2.87m max)

### The Shop - Raised Back Area

12'3 max x 9'0 max (3.73m max x 2.74m max)

### The Shop - WC

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### Flat One - Bathroom

7'08 max x 5'00 max (2.34m max x 1.52m max)

### Flat One - Kitchen

11'05 x 7'08 (3.48m x 2.34m)

### Flat One - Living Room

15'06 x 11'11 + bay window (4.72m x 3.63m + bay window)

### Flat One - Bedroom

11'11 x 11'11 + bay window (3.63m x 3.63m + bay window)

### Flat Two - Living Room

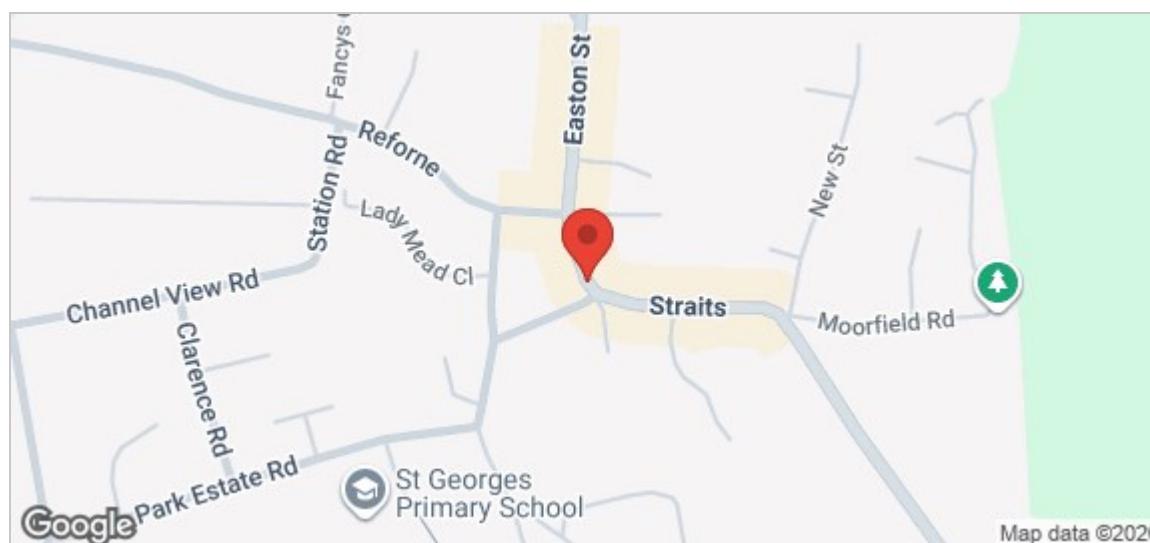
12'3 max x 13'2 max (3.73m max x 4.01m max)

### Flat Two - Bedroom

12'3 max x 11'1 max (3.73m max x 3.38m max)

### Flat Two - Kitchen

14'0 max x 8'4 max (4.27m max x 2.54m max)



#### 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		
EU Directive 2002/91/EC		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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