



High Street

Fortuneswell Portland, DT5 1JH



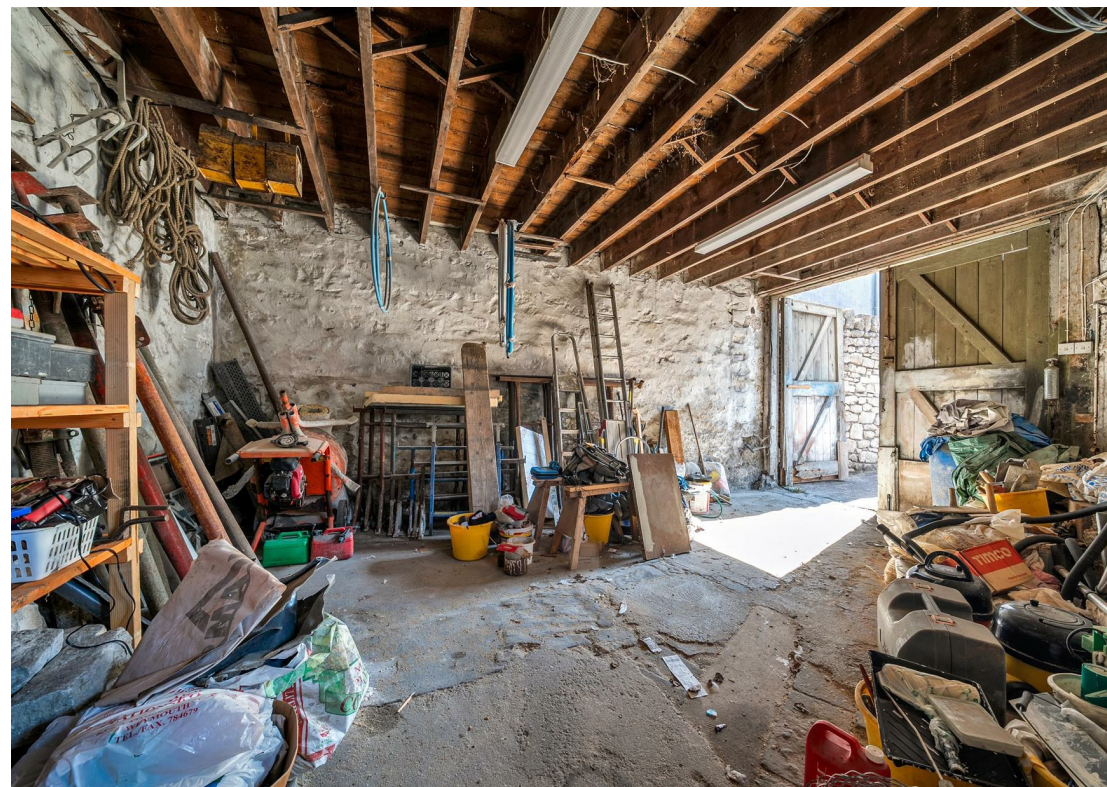
**Guide Price
£120,000 Freehold**



High Street

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- Sold Subject to Contract
- Garage with Power and Water
- Two Floors
- Power to Both Floors
- Dates Back to Approximately 1800
- Ideal for Boat Storage
- Great Workshop Opportunity
- Short Stroll to Chesil Beach
- High Ceilings
- Sky Lights to First Floor



**** SOLD SUBJECT TO CONTRACT
PRIOR TO HITTING THE OPEN
MARKET - NO FURTHER
ENQUIRIES ****

A rare opportunity to acquire a substantial end-of-terrace stone-built garage and workshop in the heart of Fortuneswell, Portland.

Arranged over two floors and extending to approximately 695 sq ft, this versatile property offers a wealth of potential for storage, workshop use, or alternative purposes, subject to any necessary consents. The building currently provides spacious accommodation across both levels, with large access doors to the ground

floor and a generous first-floor workshop/storage space benefitting from rooflights that flood the room with natural light.

Built from traditional Portland stone, the property occupies a prominent position just off High Street and will appeal to tradespeople, investors, hobbyists, and those seeking a unique property with future potential.

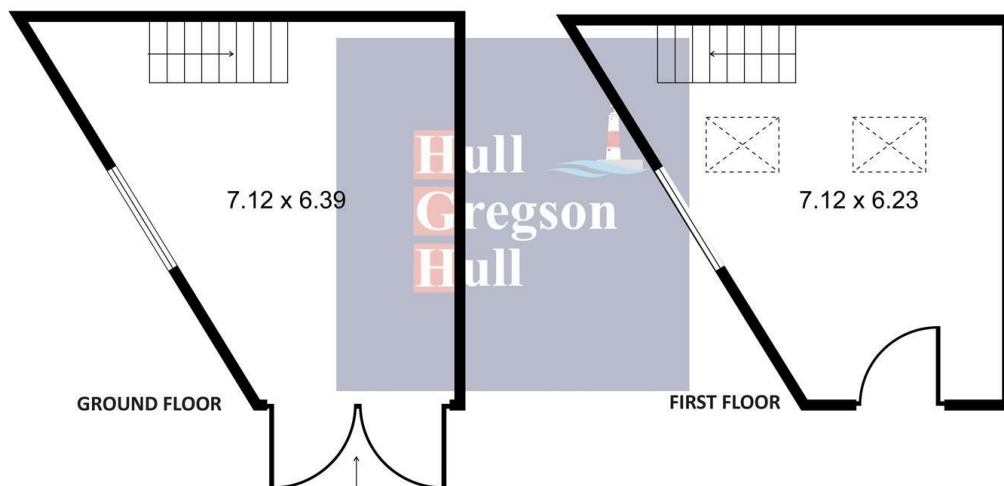
The accommodation comprises a large ground-floor garage/workshop with staircase rising to an impressive first-floor workspace. The upper floor's vaulted ceiling and exposed roof structure create a characterful environment with ample room for a variety of uses.

Conveniently situated close to local amenities, transport links, and Portland's stunning coastline, this is an increasingly rare opportunity to purchase a sizeable workshop and storage building in a central location.



The Garages, High Street, Portland, DT5 1JH

Approximate Ground Floor Area = 351.98 sq ft / 32.97 sq m
Approximate First Floor Area = 343.06 sq ft / 32.14 sq m
Approximate Total Floor Area = 695.04 sq ft / 65.11 sq m
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Ground Floor
23'4" x 20'8" (7.12 x 6.3)

First Floor
23'4" x 20'8" (7.12 x 6.3)

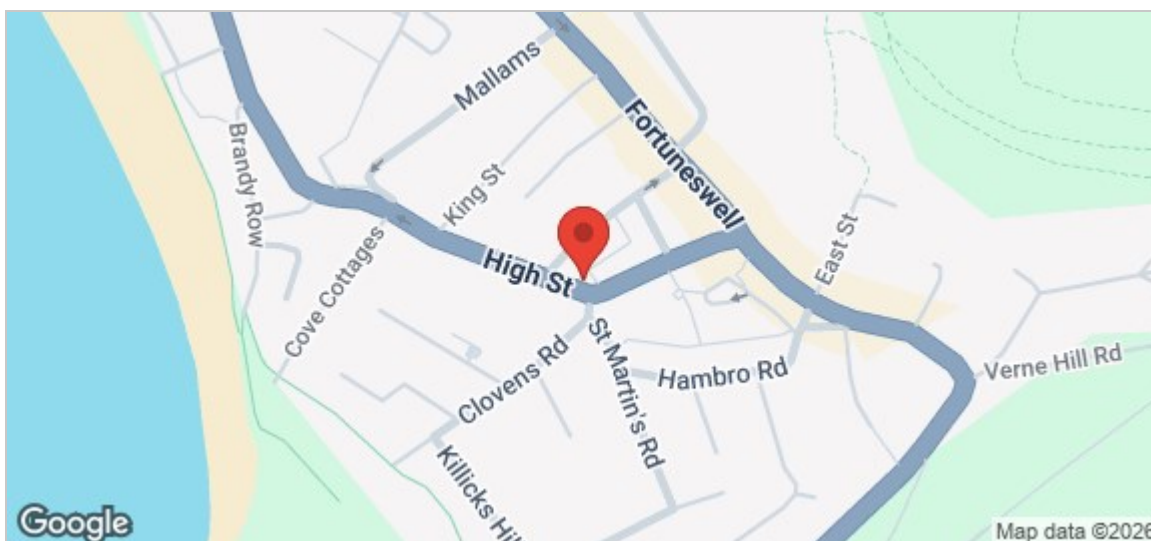
Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Garage
Property construction: Standard
Tenure: Freehold
Mains Electricity
Mains Water: Supplied by Wessex Water
Heating Type: None
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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, property construction, services, & 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.



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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	