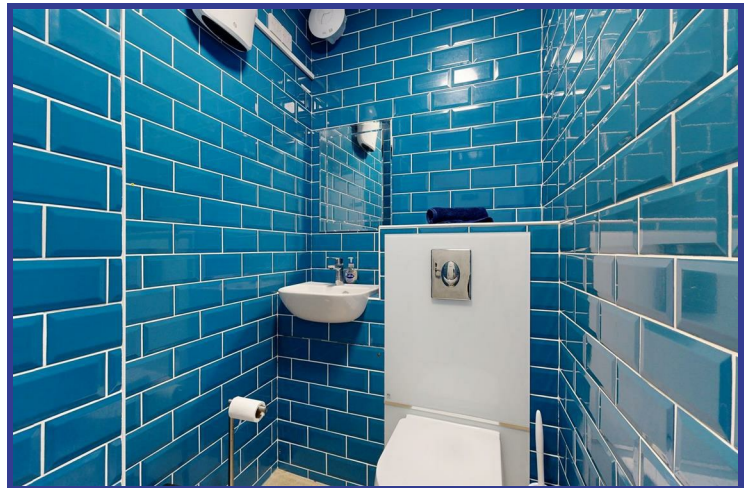




11A Weston Road

Portland, DT5 2BY

£450 PCM



This lock-up shop unit along Weston Road is perfectly positioned close to local transport links and amenities such as the Co-operative, Post Office and local eateries. It has been currently run as Model Store, but has previously been run as a barbers and confectionery/sweet shop and is ideal for retail/office use subject to any necessary consents.

The shop comprises a front shop window, an open area, a kitchenette and enclosed WC.

Weston Road boasts a mix of residential and commercial properties including cafés, shops, a pub.


Lease to be negotiated.

Available June 2026

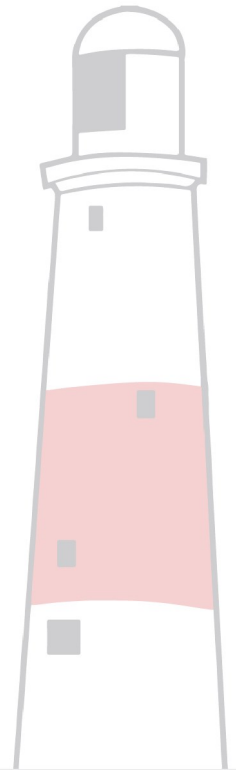
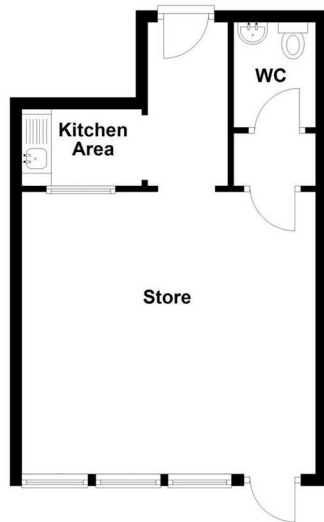
## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Floor Plans



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

12 Easton Street, Portland, Dorset DT5 1BT