



Miss Piggy's Pantry Easton Shopping Centre  
Portland, DT5 1EB



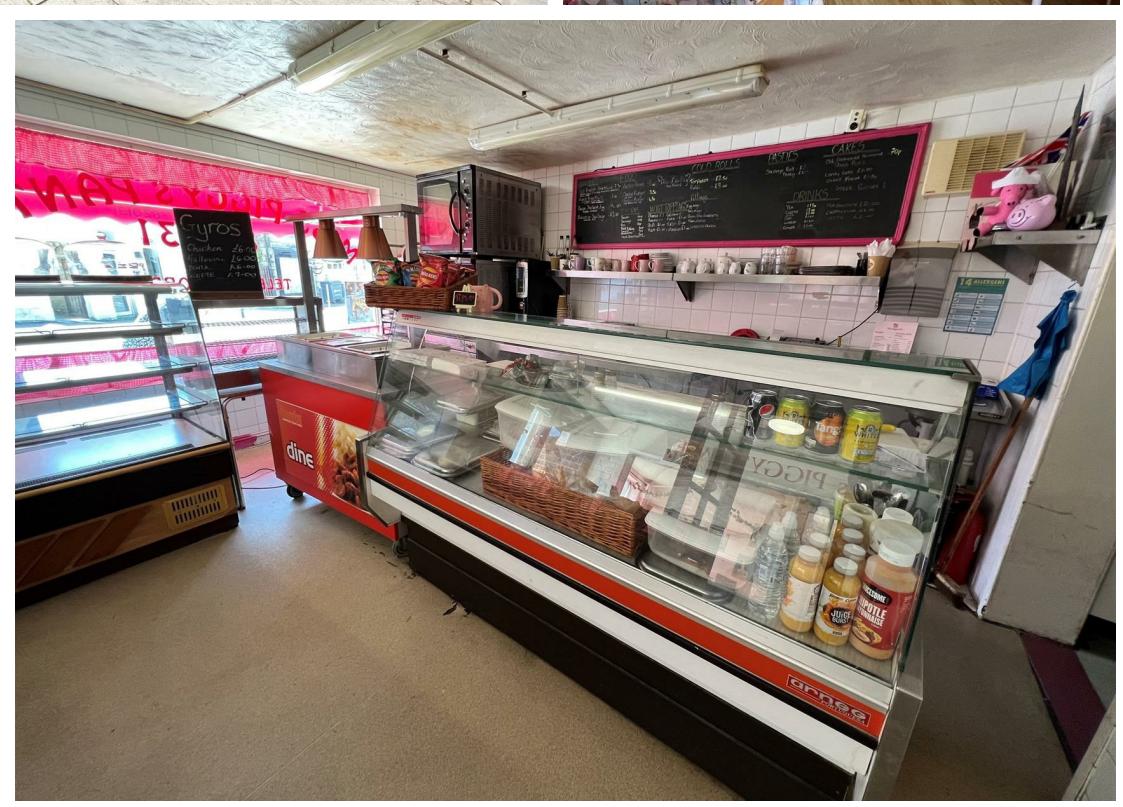
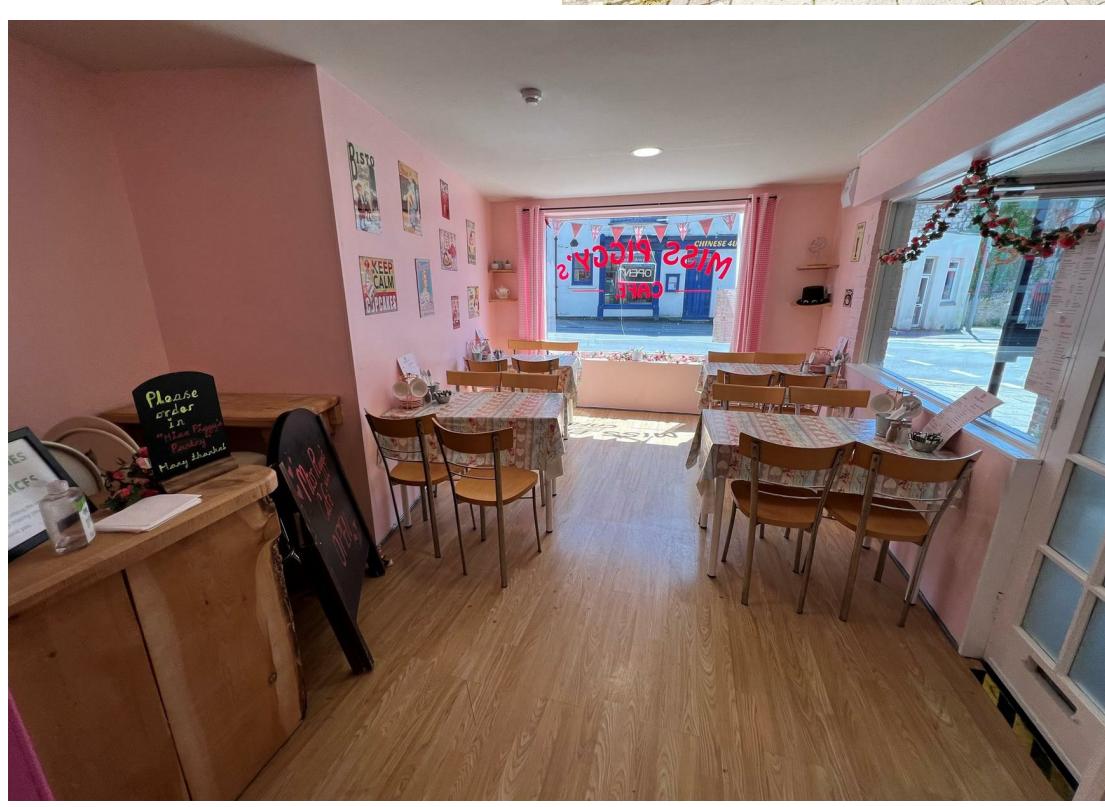
Asking price  
£40,000 Leasehold

**Hull**  
**Gregson**  
**Hull**

# Easton Shopping

Portland, DT5 1EB

- Business Opportunity
- Situated in Easton Centre, Easton Square
- Fully Equipped
- Display Cabinets Included
- New Lease Available
- Cafe Next Door Available
- Popular Amongst Locals
- Busy Location
- Outside Seating
- Not to Be Missed!





This RARE OPPORTUNITY to acquire a Busy Sandwich Bar with cafe, that is a hit with the locals!

Situated in the busy trading location in the Easton Centre, Portland, this ready made business is fully equipped with display cabinets, ovens, mixers, cookers and Fridge/Freezers.

There is also a cafe included directly opposite the sandwich bar, with the current landlady able to offer a new 5 year year to the next suitor.



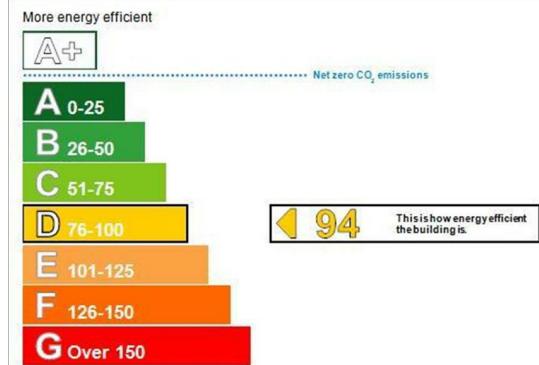
Business accounts are available upon request to serious applicants only.

The rent for each premises is: £750 per month for the sandwich bar and £600 per month for the cafe. All contents are included, with the business able to be taken over upon immediate completion of a sale.

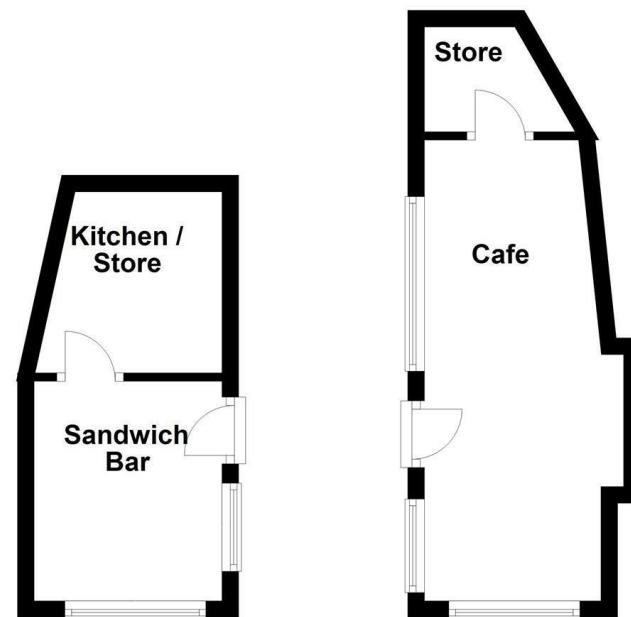
This is an opportunity to try your hand at a local business with enormous potential to increase income further and already loyal customers. This could be just the challenge you have been looking for!

Miss Piggy's Pantry is located near Esston Square, a central location upon the Isle Of Portland. The square has regular visitors due to its many shops and is popular amongst locals as well as incoming tourists to the island.

Viewings are available UPON FORMAL APPOINTMENT ONLY, by contacting the sole agents, Hull Gregson & Hull on 01305 822222 or [office@hgh.co.uk](mailto:office@hgh.co.uk).



## Ground Floor



## THE PROPERTY CONSISTS OF:-

### MAIN SHOP AREA

15'7" x 4'1" reducing at an angle to 13'1" (4.75m x 1.24m reducing at an angle to 3.99m)

Windows to Easton Square and one of the main entrances to Easton Centre Units, equipped with glazed refrigeration cabinets, ovens, hot food cabinet and various shelves and units

### KITCHEN

12'4" x 12' overall (3.76m x 3.66m overall)

Range oven, mixers, freezer and fridges

### STORE

15'8" x 8'6" narrowing at an angle to 1' (4.78m x 2.59m narrowing at an angle to 0.30m)

Store with separate access is ideal for further freezers, fridges and larder

### CAFE AREA

### LEASE

We understand the current lease will be assigned (3 years) or a new lease may be created subject to consolation with the current landlady.

### RENT

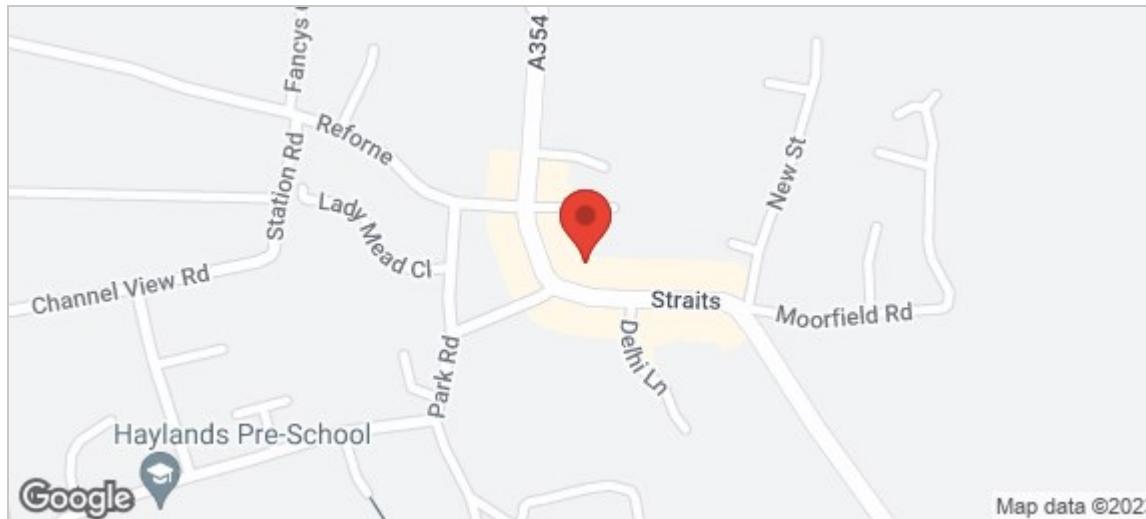
The monthly rent is £750 per month for the sandwich bar or £1350 per month for both the bar and the cafe.

### ACCOUNTS

Available upon request to serious applicants only.

### COUNCIL TAX

Business Rates will Apply - currently benefiting from small business rate relief



Map data ©2023

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 <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		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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