



Portland Bill
Portland, DT5 2JT



**Offers In Excess Of
£60,000 Leasehold**



Portland Bill

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- Two Beach Huts Together
- Kitchenette with Oven and Gas Fridge
- Held on Individual Annual Licence Agreements
- Views of all Three Lighthouses
- Quiet Position
- Short Stroll to Lobster Pot Café and other amenities
- Separate Area for a WC



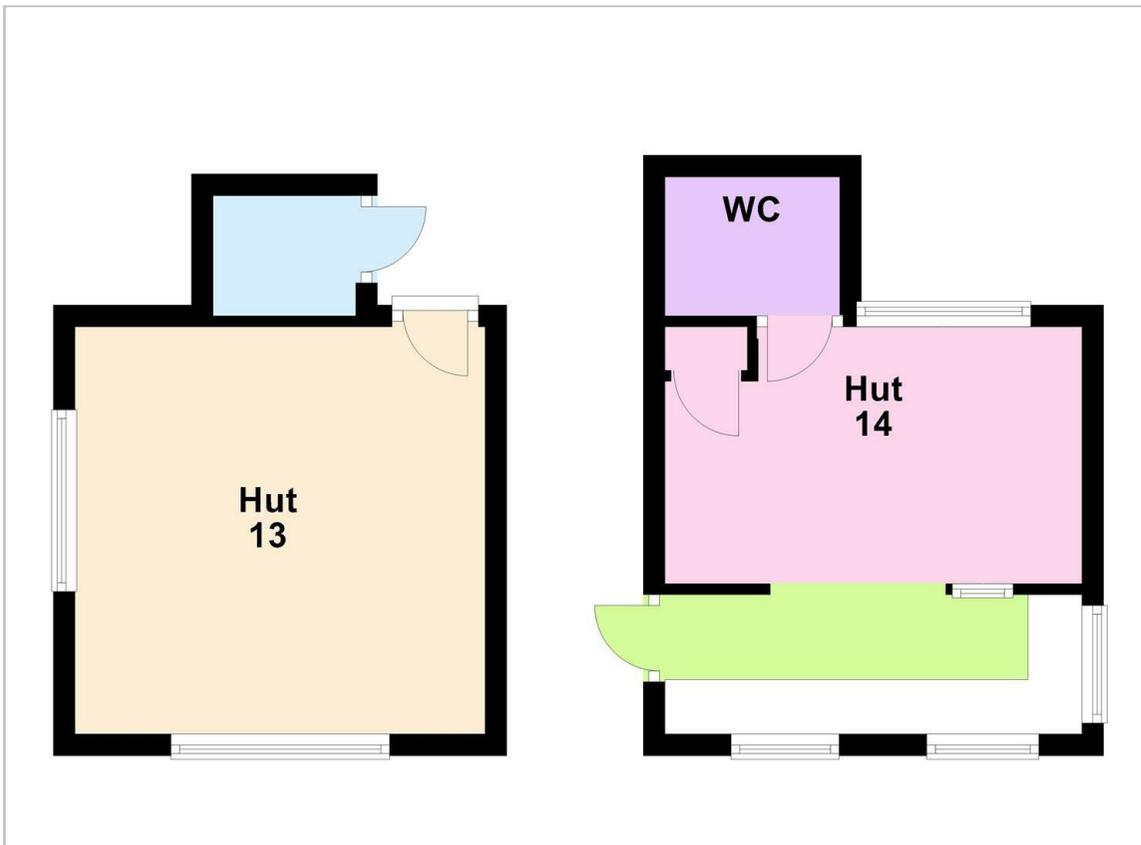


A rare opportunity to acquire TWO TIMBER BEACH HUTS side by side, with VIEWS of all THREE LIGHTHOUSES, set just a short stroll to The Lobster Pot Café.

Hut 13 has dual aspect aspect windows with views from the front. The space has been previously utilised as a large store for garden furniture.

Hut 14 benefits from a large kitchenette with full sized oven with grill, counter top gas fridge and sink in addition to ample units. The remainder of the space is utilised as living space while a door opens into a WC. This hut also benefits from a solar panel on the roof.

Please note, both huts are on individual annual license agreements.



Hut 13
8'11" x 10'11" (2.74m x 3.35m)

Hut 14
13 x 14 max (3.96m x 4.27m max)

WC in Hut 14
4 x 6 (1.22m x 1.83m)

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: Beach Hut
 Property construction: Non Standard
 Soar Electricity can be installed
 Mains Water & Sewage: None
 Heating Type: None
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Future Sales

Should you re-sell the hut, a transfer fee of 15% of the final sale price is payable to the Field Owner.

Future Alterations

Any hut alterations, extensions or reconstructions are subject to the relevant planning permission and the site owners permission.

Fees

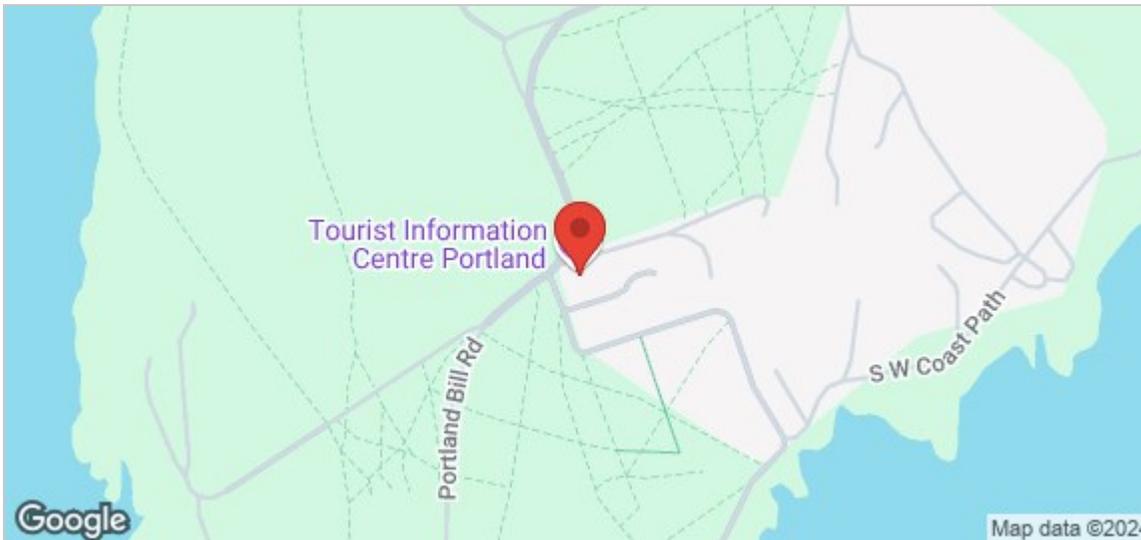
Beach Huts are held on an Annual Licence
 £485 per annum (2024/2025)

Council Tax

Hut 13 currently benefits from small business rates relief, but the current vendor currently pays £278 per annum business rates for Hut 14.

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. 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. 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		