



**Easton Square**  
Portland, DT5 1BY



**PORTLAND PET SUPPLIES & HARDWARE**

**Asking Price**  
**£200,000 Freehold**

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

# 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.



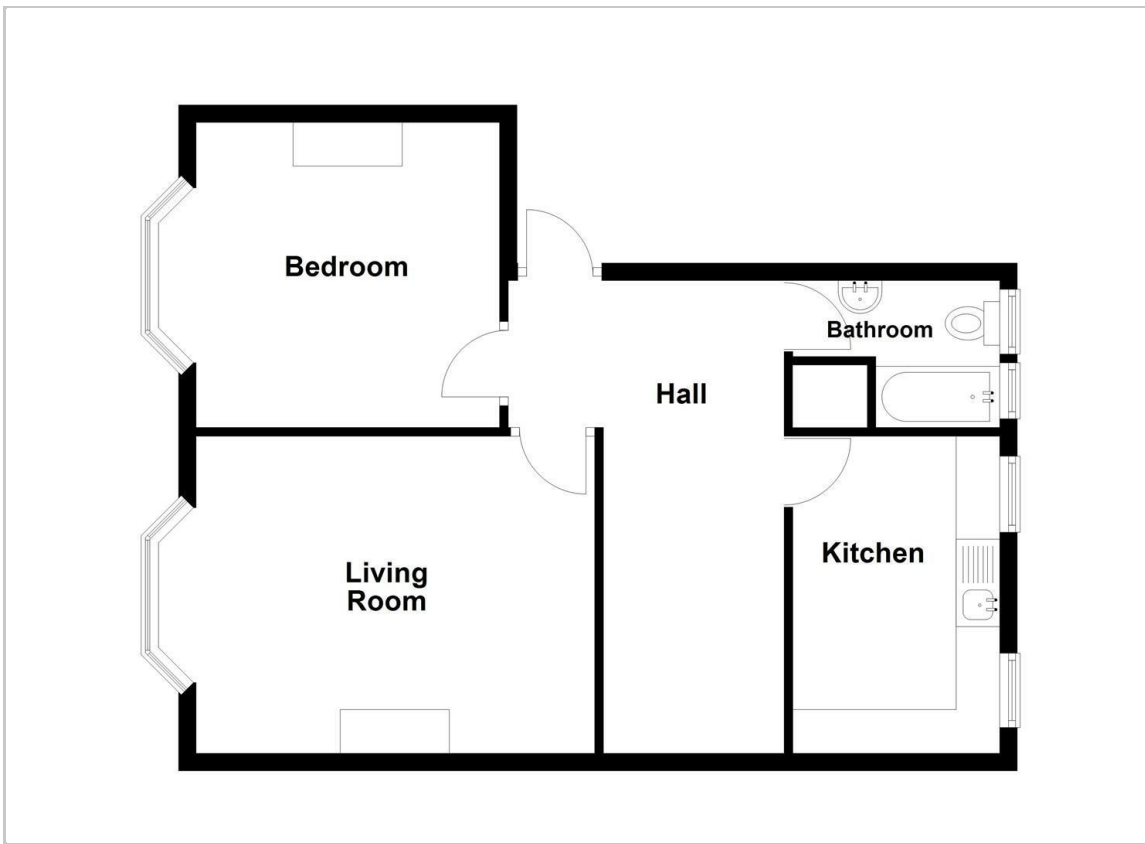
The Shop ~ set up as a successful pet shop and hardware store by the current lessee, the shop provides plenty of open floorspace with counter and two further divided shop areas to the back. The shop benefits from: a large glass frontage; built-in storage and a WC to the rear.

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**

-----

**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) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		