Fortuneswell

Portland, DT5 1LZ

£475 PCM

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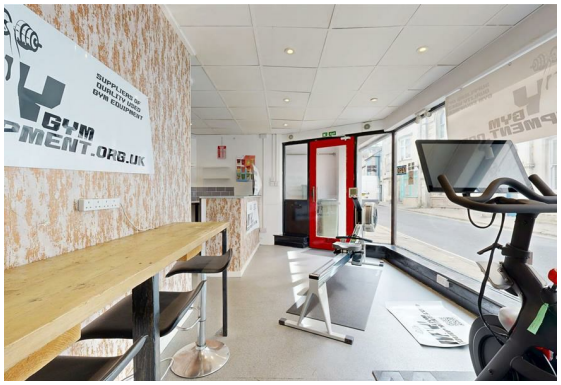
Hull Gregson Hull

Fortuneswell

Portland, DT5 1LZ

- Available Now To Let
- Brilliantly Positioned
- Lease Length To Be Agreed
- Commercial EPC = B
- Nearby Local Transport Links
- Full Width Shop Front Window
- Parking Nearby
- Excellent Space for a Cafe / Sandwhich Bar / Dessert Parlour
- Viewings Highly Reccomended

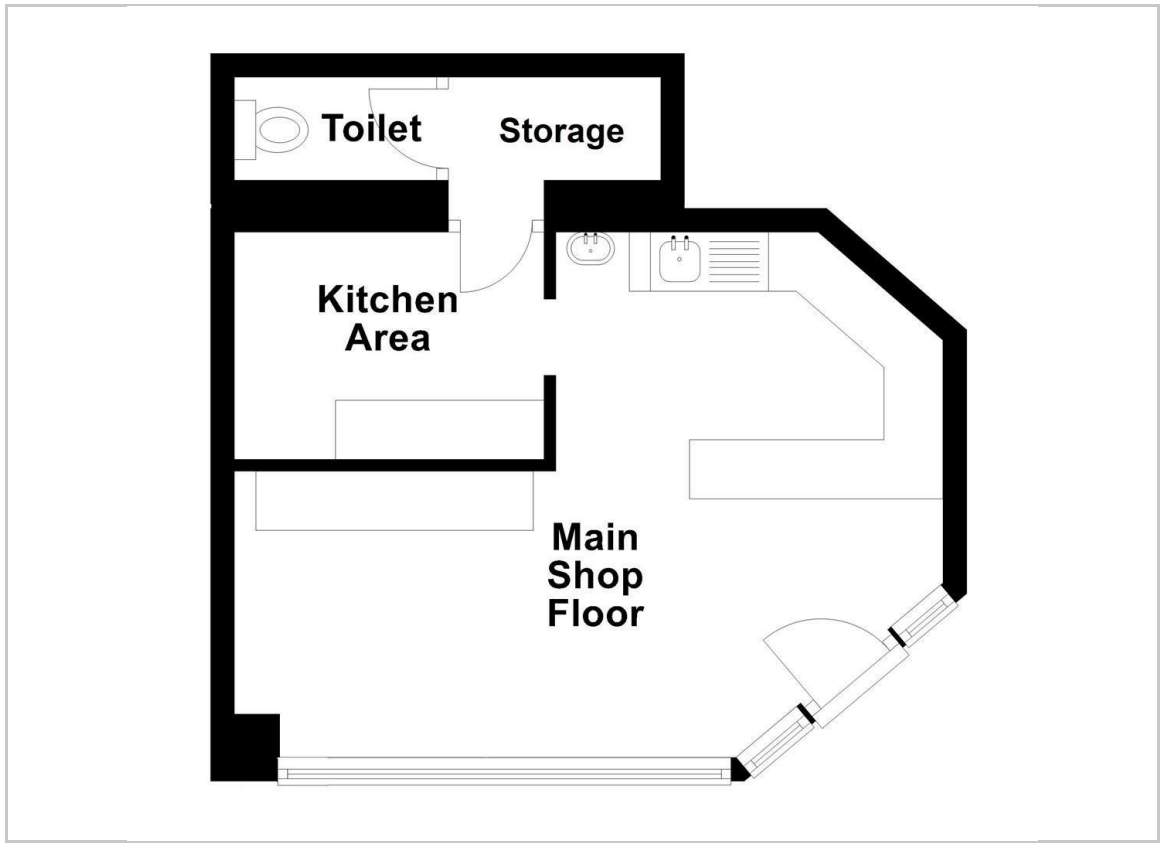


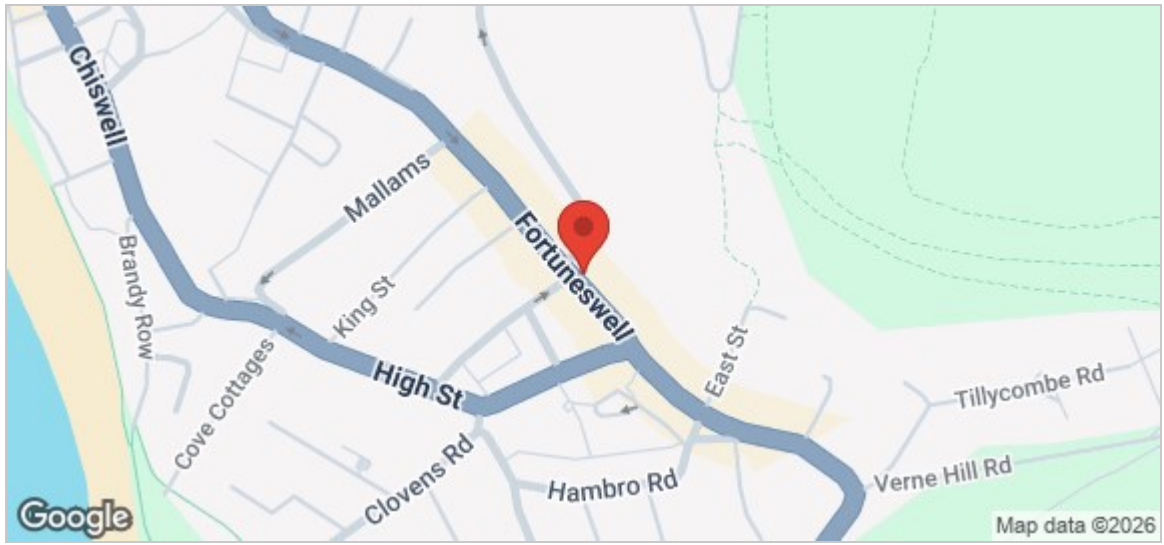
Available for let is this fantastic shop unit located on Fortuneswell, Portland. This commercial retail property presents an excellent opportunity for both new and expanding businesses. Situated near local transport links and parking area's nearby with plenty of spaces, the location boasts high foot traffic, making it an ideal spot for attracting customers.

This space is particularly well-suited for a café or dessert parlour, where the aroma of freshly brewed coffee or sweet treats can entice passersby. The property is available for lease now, providing a timely opportunity for business owners looking to set up for the summer months and increased foot traffic.

The unit is laid out to a well sized main shop floor, with generous countertop for serving customers and making drinks. The large front shop window allows in plenty of light and creates a warm and inviting atmosphere for customers when they walk in. To the left of the unit is a suitably sized kitchen area perfect for preparing food for guests. To the back of the shop there is a small storage space to the right hand side and a separate WC to the left hand side.

Do not miss the chance to secure this fantastic retail space in Fortuneswell, where your business can flourish amidst a supportive local environment.





Main Shop Floor

19'1" x 16'5" (5.83 x 5.02)

Kitchen Area

7'0" x 8'6" (2.15 x 2.6)

Lettings Additional Info

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

Property type: Ground floor commercial shop unit
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric Heaters
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
https://checker.ofcom.org.uk/

Tenant Fee's

Holding Deposit (per tenancy) — One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

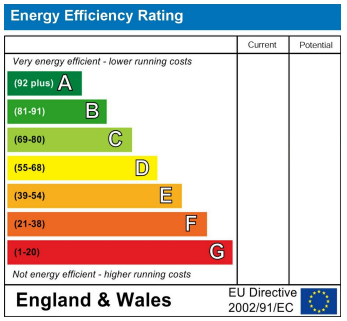
Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

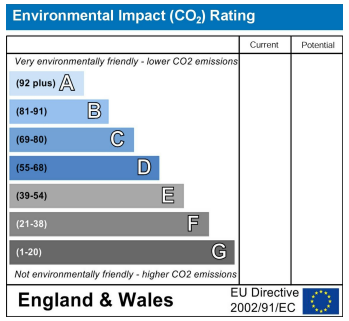
Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.





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