

Asking Price: £265,000

Easton Street, Portland, DT5 1BT





+ 3

+ 1

+ 1

Tenure: Freehold

Domestic EPC: E (43)

Commercial EPC: B (50)

Domestic Council Tax - B

Lifestyle & Investment Opportunity –
Easton Street, Portland.

Set in the heart of vibrant Easton Square, this unique freehold property offers an exceptional blend of lifestyle living and secure income potential. With its striking double-fronted shop below and a maisonette above, it presents an exciting opportunity for those seeking a home-and-income combination or a reliable investment.

Positioned at the centre of the bustling Easton Square retail hub, this attractive double-fronted shop offers an outstanding opportunity for investors and lifestyle-driven businesses alike.



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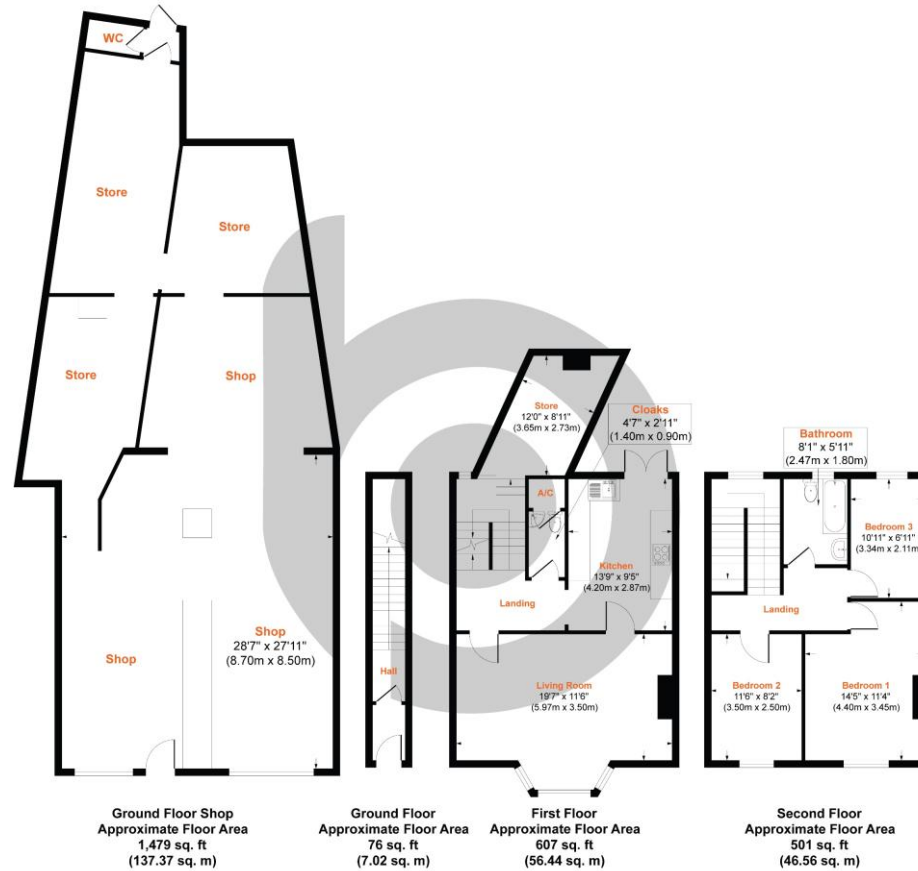
Extending to approximately 137 sq. m (1,479 sq. ft), the property offers a bright and versatile open-plan retail space suited to a variety of uses, supported by storerooms, a changing room and WC facilities. To the rear is a charming courtyard garden, providing a rare outdoor element for staff use. Currently let on a 10-year lease from December 2025, it generates £14,000 per annum, offering a secure turnkey investment.

Above, with a private entrance, the maisonette provides spacious accommodation over two floors of approximately 119 sq. m (1,284 sq. ft). The first-floor sitting room features a bay window overlooking Easton Square gardens, with ornate plasterwork and an exposed Portland stone fireplace. The kitchen is well-equipped with ample storage and leads to a roof terrace. The second floor offers three generous bedrooms and a family bathroom, completing a practical layout.

Easton Square offers easy access to stunning coastal walks, breathtaking landscapes, and a wide range of maritime activities. The internationally renowned Weymouth & Portland Sailing Academy is also nearby, making this an ideal base for sailing enthusiasts and the business community.



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- Freehold Opportunity
 - Established Rental Income from Ground Floor Shop
 - 133sq m of Retail Space
 - Prime Location
 - 3 Bed Maisonette
 - Kitchen
 - Bathroom
 - Roof Terrace
 - Courtyard Garden
 - PVCu Double Glazing
 - Store Room



Approximate Gross Internal Floor Area 2,663 sq. ft / 247.39 sq. m

All measurements are approximate and can only therefore be used for guidance purposes only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		
			71 C

