



**FOREVER SUMMER, 47 HIGH STREET, SWANAGE
£33,000 FOR THE BUSINESS**

Well established and profitable beachwear shop situated in a prime trading position in the commercial centre of Swanage, opposite the town Library. Forever Summer has been trading since 1999 with a constant turnover in excess of £80,000 per annum.

The building was originally built around the turn of the 20th Century and is of brick construction with 2 display windows and central entrance door. The retail area is approximately 86.7² (933.24sq ft) together with store room/kitchenette at the rear.

Forever Summer has an excellent reputation with good turnover and profits. Audited accounts are available for inspection by genuine applicants upon request.

PRICE

£33,000 for the business as a going concern, stock at valuation.

TENURE

The premises are held on a lease which expires on the 25th March 2025. The current rental is £11,750 pa until 24 March 2022 when it increases to £12,250 pa until 24 March 2024 rising to £12,500 for the remaining term.

SERVICES

Mains water, drainage and electricity.

BUSINESS RATES

Rateable Value £10,000. Rates Payable £4,990.00 2020/2021. Small Business Rates Relief is currently available if this is your only business, making the Rates Payable £nil for 2021/2022.

VIEWINGS

No casual callers. Viewings strictly by appointment with the Sole Agents, Corbens on 01929 422284. The postcode for this property is **BH19 2LT**.

Property Ref HIG1409



LARGE SHOP AREA

Comprising 2 retail areas with double fronted entrance, twin display windows, changing rooms, extensive racking and display shelving, sales counter

The entire retail floor area being some 86.7m² (933.24sq ft).

Retail Area 1: 6.91m x 6m, 41.46m² (446.3sq ft),

Retail Area 2: 4.42m x 4m, 17.68m² (190sq ft)

Changing Rooms: 5.5m x 1.76m, 9.68m² (104sq ft)

STOCK ROOM/KITCHENETTE

4.84m x 3.7m, 17.9m² (192.7sq ft).

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IMPORTANT NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. this is to help combat fraud and money laundering and the requirements are contained in statute.



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

