



10 STATION ROAD, SWANAGE
£15,000 Per Annum

LOCATION

These substantial retail premises are situated in a fine trading position in the commercial centre of Swanage, offered with vacant possession on a new 10 year lease, ground floor only, with a rent review in the 5th year. There will be a shared maintenance agreement for the property.

This extremely popular coastal resort attracts many thousands of tourists throughout the year and is renowned for its scenic beauty and as being the gateway to the Jurassic World Heritage Coastline.

ACCOMMODATION

Main Retail Area 11.67m x 4.42m (38'2" x 14'6") (approximately 51.6m², 555 sq ft).
plus 2.2m x 1.25m (7'2" x 4'1") (approximately 2.84m², 30 sq ft), fitted shelving.
Storage Area 7.6m x 1.06m (24'11" x 3'5") (approximately 8.1m², 81.2 sq ft).
Kitchen 2.99m x 2.34m (9'9" x 7'8"), door to courtyard.
WC
Rear Courtyard 5.56m x 2.41m (18'2 x 7'10").
Front Forecourt 6.1m x 1.53m (20' x 5').

TENURE

Lease: New 10 year lease
Terms: Shared maintenance and insurance liability
Rent Review: 5th Year
Rent Payable Quarterly in advance
3 month Deposit required which will be returned at the end of the tenancy, subject to the property being left in a satisfactory condition

PLANNING CLASSES USE ORDER

Classification A1 and, therefore, can be used for retail purposes.

SERVICES

Mains water, electricity and drainage.

BUSINESS RATES

Rateable Value of £10,000. Rates Payable £5,004.97 for 2020/2021.
Small Business Rates Relief is currently available if this is your only business, making the Rates Payable nil.

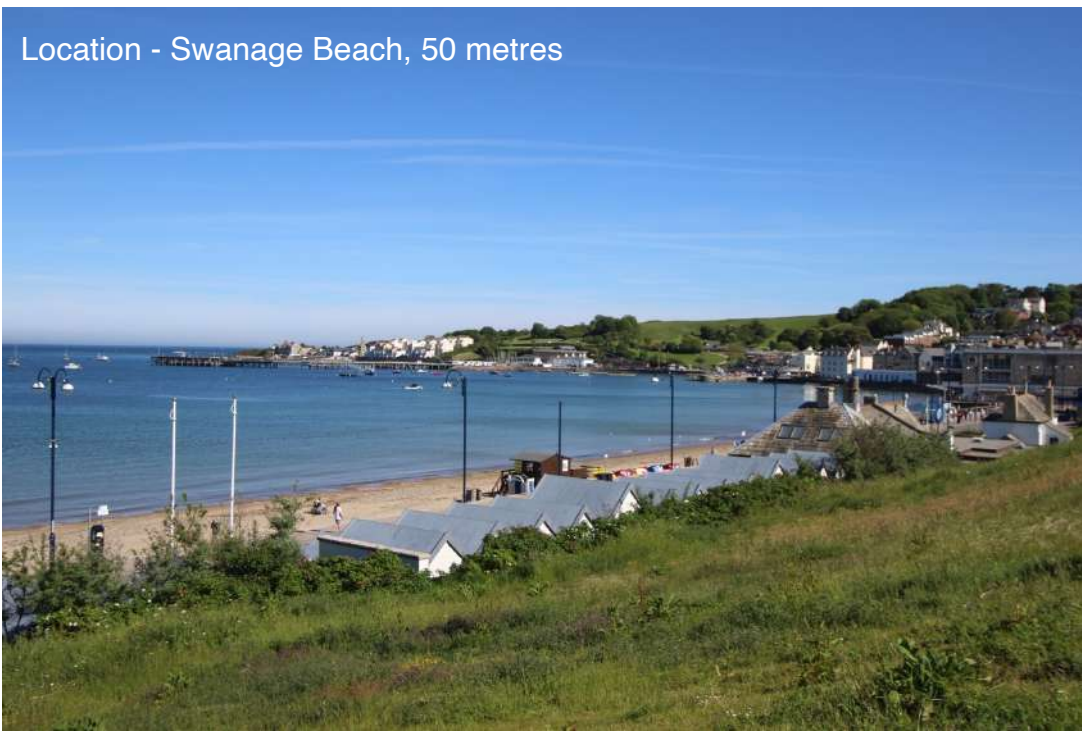
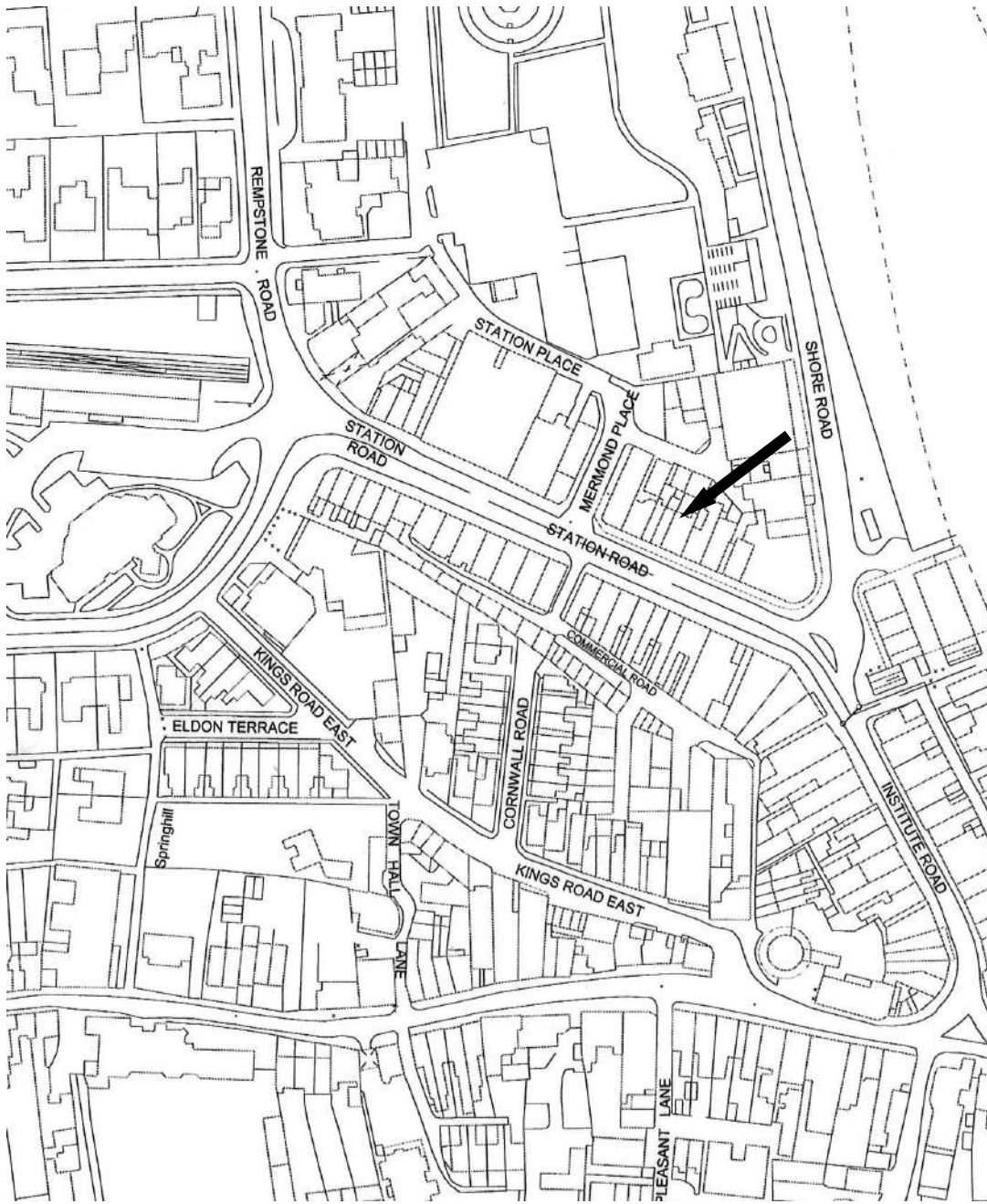
VIEWING

By appointment only through Sole Agents Corbens, 01929 422284.
The postcode for the premises is **BH19 1AE**.



Property Ref: STA1424





Location - Swanage Beach, 50 metres

Location - Town Square & The Parade, 100 metres

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.

