



27 STATION ROAD, SWANAGE  
£18,000 Per Annum

These spacious double fronted premises are located in prime location in the commercial centre of Swanage. The premises have been used as a cafe for a number of years and is currently arranged as such, however they are equally suitable to use for retail and extend to approximately 50m<sup>2</sup>.

Offered on a new 10 year lease with 5 year rent reviews, the tenant will be responsible for a share of the maintenance and insurance of the building and will be expected to pay 3 months rent in advance and a deposit of £4,500 which will be returned to the tenant at the end of the tenancy, subject to the premises being surrendered in satisfactory condition and the rental paid to date.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

#### VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. Please note the postcode for this property is **BH19 1AD**.



#### ACCOMMODATION

Cafe/Retail area, kitchen area, WCs.  
Gross internal area approx 50m<sup>2</sup> (538sq ft).

#### LEASE DETAILS

New 10 year lease with 5 yearly rent reviews.  
£4,500 deposit.  
Shared maintenance liability.  
3 months rent payable in advance.

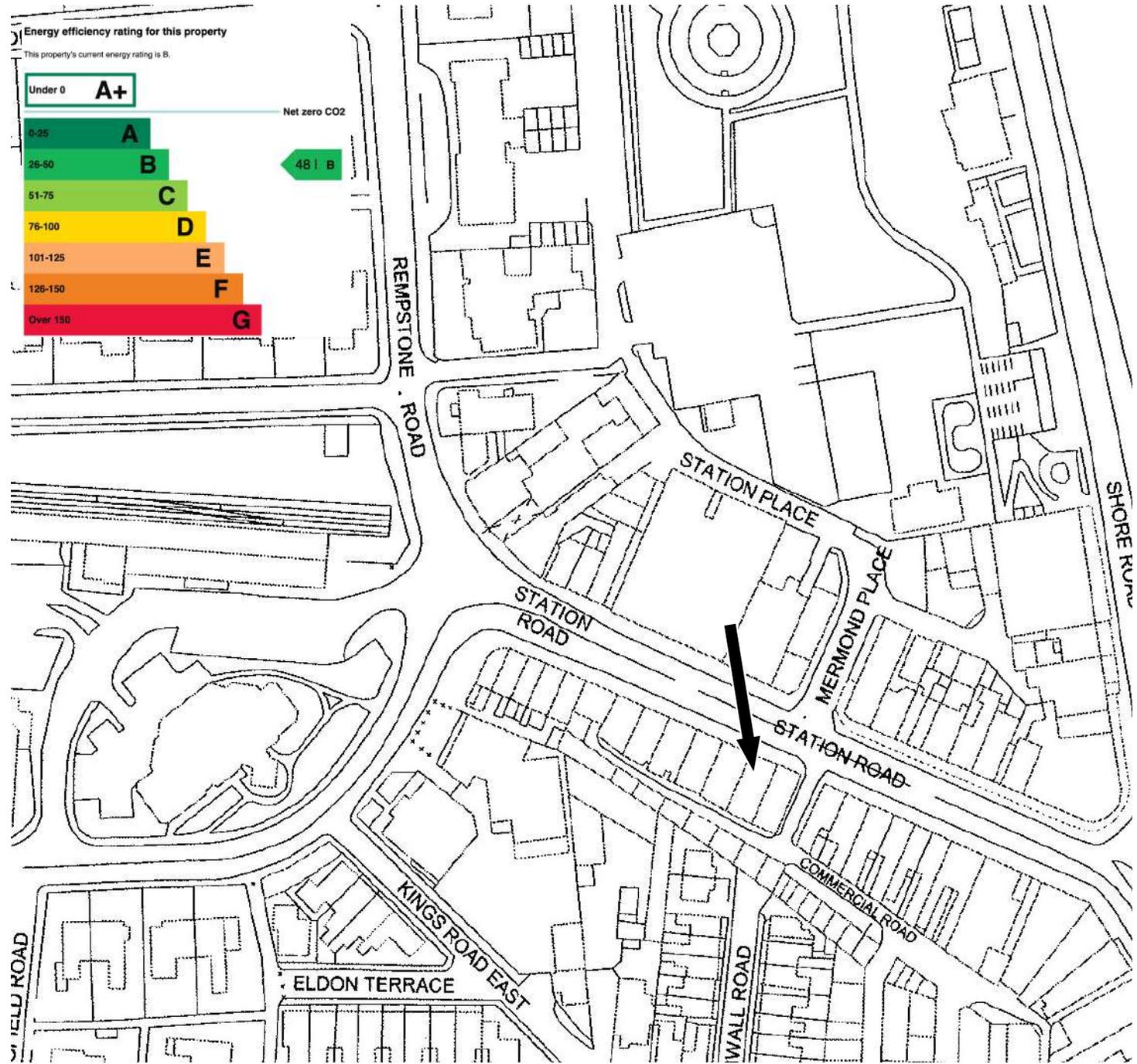
#### SERVICES

All mains services connected.

#### BUSINESS RATES

Rateable Value £12,250. Rates Payable 2021/22 £6,112.75, however with the current Small Business Relief the Rates Payable is nil, although this must be confirmed by your Conveyancer prior to exchange of contracts.

Property Ref STA1441



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.

