

THE OLD FORGE, 273a HIGH STREET, SWANAGE
£450,000

Historic inter-terraced premises comprising a retail shop on the ground floor and a two bedroom residential flat above. The building, which is Grade II Listed and is thought to date back to the 18th Century, is situated on one of the main approach roads to Swanage approximately two thirds of a mile from the town centre and beach.

On the western side of the property is a large building of approximately 70m² currently used as a warehouse, together with ancillary area of an additional 46m² and a rear yard. It is our opinion that this building would be suitable for redevelopment purposes.

The property is currently let with the tenant holding over and paying a rental of £13,200 per annum. The tenant is in the process of leaving the premises and vacant possession is possible within 3 months.

Suitable for redevelopment, subject to consent. Overall site 0.11 of an acre, 448.3m² (4,825 sq ft).

MAIN RETAIL AREA 6m x 5.17m, 31m² (19'8" x 16'11", 334 sq ft), North, woodburning stove, under stair storage area.

SECONDARY RETAIL AREA 5.7m x 2.4m (18'8" x 7'10").

KITCHENETTE/WC 4.2m x 1.4m (13'9" x 4'7").

WORKSHOP/STORE 5.86m x 2.76m (19'2" x 9').

FIRST FLOOR

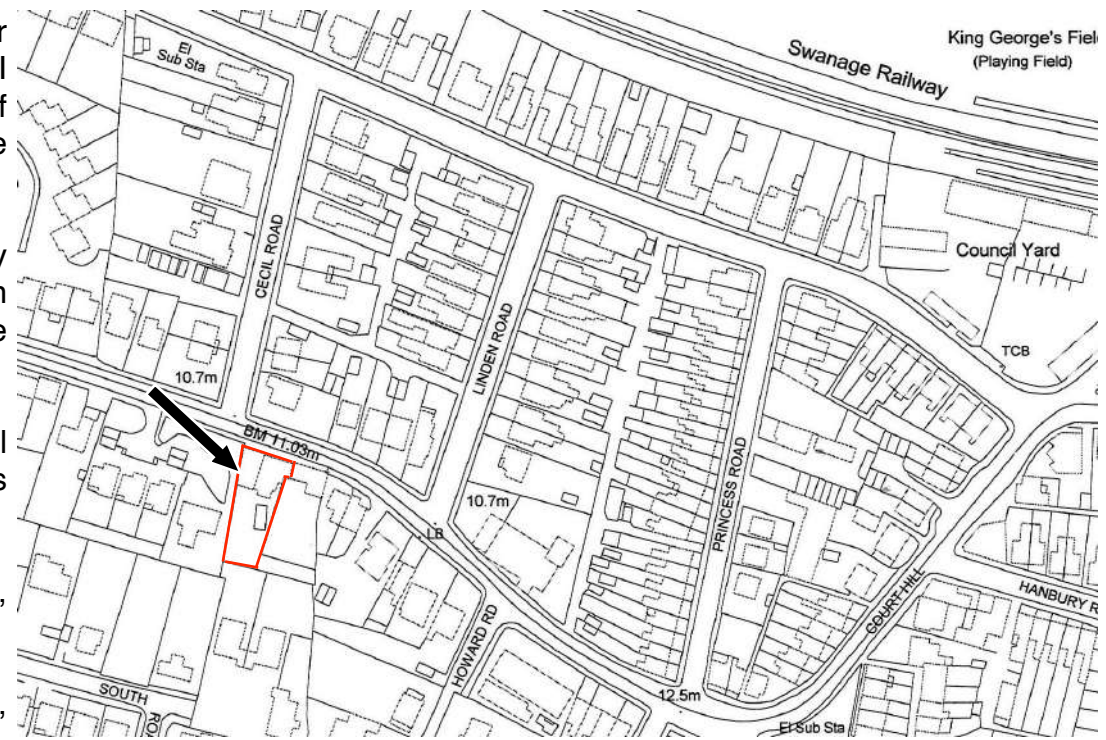
LIVING ROOM 5.3m x 3.6m (17'4" x 11'9"), North & West, Purbeck stone fireplace.

KITCHEN 3.32m x 3m (10'10" x 9'10"), South, door to covered area.

BEDROOM 4.21m x 3.6m narrowing to 2.37m (13'9" x 11'9" narrowing to 7'9"), North.

BEDROOM 4.2m x 2.96m (13'9" x 9'8"), West.

BATHROOM 1.97m x 1.95m (6'5" x 6'4"), South.



COVERED AREA also used for retail, 3.65m x 3.38m (11'11" x 11'1"), plus small recess (plus small recess).

STORE 1 7.65m x 3.46m (25'1" x 11'4").

STORE 2 5.65m x 2.5m (18'6" x 8'2").

ADJ. WAREHOUSE currently used for storage and predominantly of stone construction, main area of approximately 70m² (753 sq ft) plus an additional area of approximately 46m² (495 sq ft).

TENURE Freehold.

SERVICES Mains water, drainage and electricity.

RATEABLE VALUE £4,450.

COUNCIL TAX Band D - £2,349.69 for 2022/2023.

VIEWING By appointment only please through the Agents, Corbens, 01929 422284. The post code for this property is **BH19 2NH**.

Property Ref: **HIG1654a**

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