



73 HIGH STREET, SWANAGE
£275,000 Freehold (for re-development)

LOCATION

This freehold premises is situated in a popular commercial area of Swanage approximately 200 metres from the main shopping thoroughfare and beach. The ground floor accommodation has planning consent (application no: 6/2002/0442) for conversion for two, one bedroom flats and a small commercial unit at the front. Once converted, the units will make an ideal purchase for first time buyers, holiday lets or long term rentals.

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.

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.

ACCOMMODATION

Commercial unit: 7m²

Flat 1: 33m²

Flat 2: 38m²

SERVICES

Mains water, drainage and electricity.

BUSINESS RATES

We have been advised by Purbeck District Council that the property, in it's current use, has a Rateable Value of £10,000 and the Rates Payable £4,990 from April 2023, however, with the current Small Business Relief the Rates Payable is nil.

VIEWING

By appointment only please through the Agents, Corbens, 01929 422284.

The Postcode for SATNAV is **BH19 2LY**.

Ref No: HIG1700

