



43 HIGH STREET, SWANAGE
£750,000 Freehold

These outstanding premises are situated in the centre of Swanage, opposite the library and some 200 metres from the town square and seafront. The building is divided into a retail unit on the ground floor with a maisonette on the upper floors. Built around the turn of the 20th Century, it has an attractive brick and stone facade with balcony leading from the principal rooms on the first floor.

The maisonette has recently undergone a meticulous and sympathetic renovation resulting in an exceptionally stylish home with a particular focus on natural light. It has recently been used for high-end holiday letting yielding an excellent income.

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 through Corbens, 01929 422284. The postcode for this property is **BH19 2LT**.

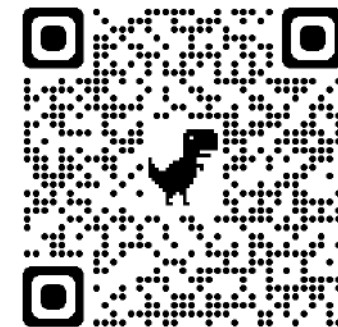
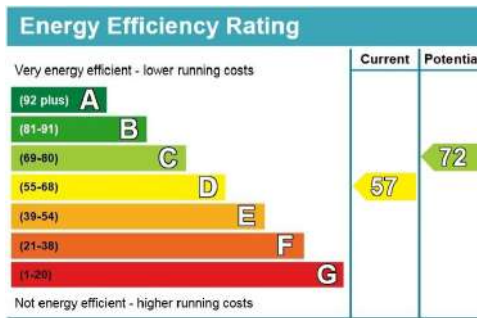
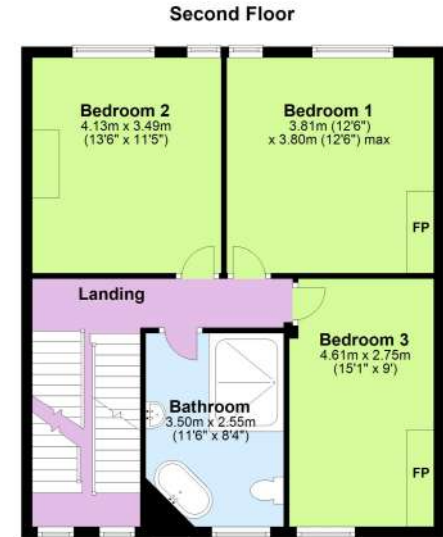
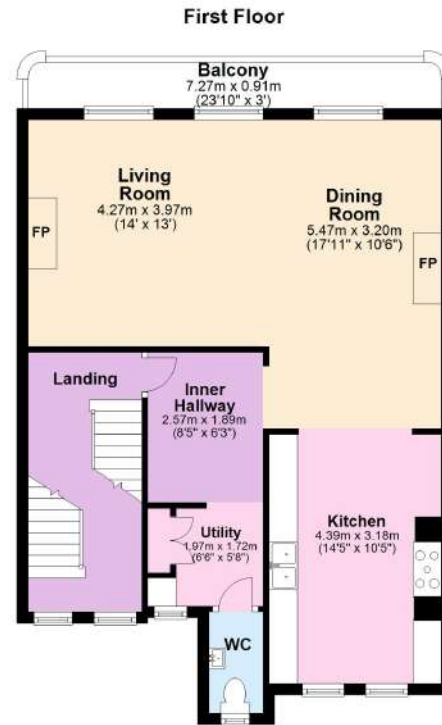
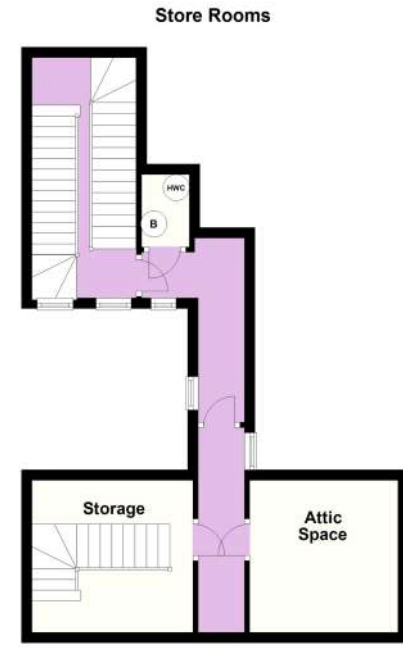
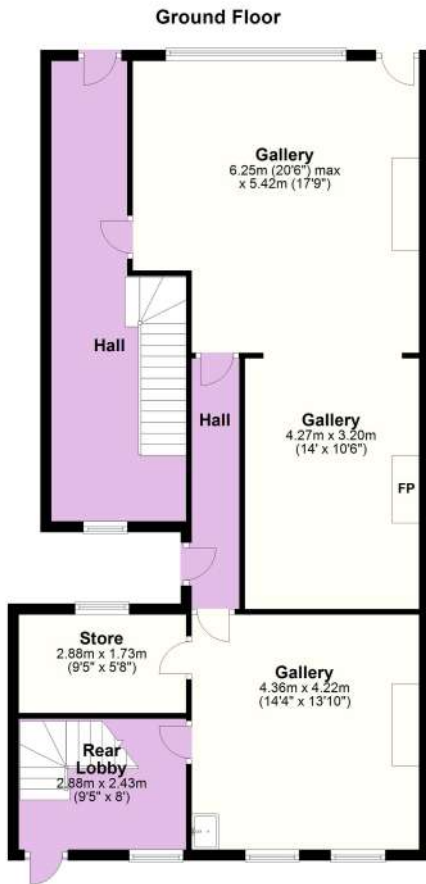


Approached by its own private entrance, the first floor accommodation comprises an exceptionally spacious open plan living room/dining room with access to the balcony overlooking the town. The kitchen is fitted with a range of stylish dark blue units, contrasting worktops and Range style cooker. There is also a separate utility area and cloakroom on this level.

On the second floor there are three double bedrooms. Bedrooms one and two are at the front of the property overlooking the town. The stylish modern bathroom is fitted with a roll-top bath and a large walk-in shower. There are three further double bedrooms on the third floor and a large shower room with 'rainwater' shower completes the accommodation.

The ground floor shop measures approx. 74.7m² and is let on a 6 year lease on a rolling contract at a current rental of £12,000 per annum. 6months notice can be given by either side at anytime to break the contract. Rateable Value £12,500, Rates Payable £6,237.50 for 2023/2024, however with the Current Small Business Relief this is Nil.

Property Ref HIG1869 Rateable Value (Maisonette) £5,600 - Council Tax TBA



Scan to View Video Tour

Maisonette - Total Floor Area
Approx. 203m² (2,185 sq ft)

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.



Location - Swanage Beach



Swanage Beach Nearby



43 High Street, Swanage, Dorset, BH19 2LT

